



Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

QUESTION 1

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Choose at least one reason. You can choose more than one.

- ☒ Because of race
- ☒ Because of color
- ☐ Because of religion
- ☐ Because of national origin (including limited English proficiency)
- ☒ Because of disability
- ☒ Because of sex
- ☒ Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- ☒ Retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint) or helping others to do so
- ☐ Other reason (explain below)

- ☒ Other members of my household or other people at the property experienced discrimination. We'll collect their name(s) and contact information when we speak with you.



QUESTION 2

Who discriminated against you?

Provide as much information as you have available. We won't contact them before speaking with you.

First name (or business name): HUD - Office of the Secretary - Scott Turner		
Last name: Secretary Scott Turner		
Relationship to you: (e.g. landlord, lender, real estate agent) Oversight		
Address: 451 7th St. SW, Washington, DC 20410		
Business name or job title: Secretary of HUD - Scott Turner		
Phone number 1: (202) 708-1112		Phone number 2:
Email address:		
Location (for example, name of residential rental or sales property, public entity, business, or bank): HUD - Office of the Secretary - Scott Turner		
Street address: 451 7th St. SW, Washington, DC 20410		Apt. or unit:
City: Washington	State: DC	ZIP: 20410

☒ More than one person or business discriminated against me. We'll collect their name(s) and contact information when we speak with you.

QUESTION 3

Where did the discrimination happen?

Provide the name and address of the building, apartment complex, or other location where the discrimination occurred. Provide as much information as you have available.

Location (for example, name of residential rental or sales property, public entity, business, or bank): Station J-Town (New Chestnut Ridge Apartments LLC) - A Vida-Management, Inc. Property		
Street address: 2904 Sitka Dr.		Apt or unit: L29
City: Louisville	State: KY	ZIP: 40299



QUESTION 4

When did the discrimination happen?

If it happened multiple times or is still happening, provide the most recent date you experienced discrimination.

Date(s) of discrimination:

Ongoing-Feb '25 Most Recent Unlawful Eviction Hearing & HUD&LMHA's Failure to Intervene

☒ The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

QUESTION 5

What happened?

Summarize the events and why you believe you experienced housing discrimination because of race, color, national origin, religion, sex, disability, or familial status. For example: Were you refused an opportunity to rent or buy housing? Denied a loan? Told that housing was not available when in fact it was? Treated differently because of the presence of minor children? Denied a disability-related reasonable accommodation? Terminated from participating in a housing-assistance program? Treated differently or denied services by a state, local government, public housing agency, or other organization that may receive money from HUD? Describe the reasons you believe discrimination occurred, any evidence you might have and provide the names of witnesses (if any).

What happened?:

Background:

I, John R. Fouts, am a disabled tenant with a federally protected Mainstream Housing Choice Voucher, which prohibits displacement of disabled individuals under 65. Despite these protections, the HUD Louisville Field Office, under Eric Cobb's leadership, failed to enforce fair housing laws, allowed LMHA to violate my rights, and refused to intervene in an eviction

NOTE: Continued on next page



What happened? (continued):

case they had the authority to stop. Additionally Frank McNeil of Louisville HUD Field Office and Nicole A. Hayden at PIH and James Berrocal at FHEO along with Elizabeth Strojan at LMH, Camille Robinson-LMHA, Rose McCarty-LMHA, Dionne Hopson-LMHA, Terri Thornton-LMHA, Deborah Gilbert-LMHA, and Irina Bassett LMHA have all acted in their individual capacities under Color of Law to deprive me of federally mandated rights.

Key Allegations:

Systemic Failure to Enforce Housing Rights at Every Level of HUD

HUD has failed at the local, regional, and federal levels to enforce fair housing protections.

This failure has led to illegal evictions, housing instability, and violations of federal law.

Lack of Federal Leadership in Preventing Retaliatory Evictions of Disabled Tenants

HUD leadership has failed to implement clear policies preventing wrongful eviction of disabled tenants.

NO CORRECTIVE ACTION AT ANY LEVEL has been taken despite multiple failures across HUD's agencies.

Complete and utter failure - egregious negligence in Protecting Mainstream Voucher Holders Nationwide

If this can happen to me, it is happening to others.

HUD's inaction suggests a much larger and far wider pattern of discrimination against disabled tenants in public housing programs - especially those like me that are under 65.

NOTE: If you need more space, attach additional pages



CONTACT INFORMATION

How can we contact you?

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Your name and contact information

First name: John	Last name: Fouts
Phone number: 502.956.0052 (Text Only - ADA Accommodations)	<input type="checkbox"/> Cell phone?
Email address(es): PatientAdvocacy@sfnlife.org (alt. email: fouts.john@gmail	
Preferred contact: <input type="checkbox"/> Phone <input checked="" type="checkbox"/> Email <input checked="" type="checkbox"/> Other Fax: 502.996.8246	
Best time to call: <input type="checkbox"/> Morning <input type="checkbox"/> Afternoon Preferred language(s): English	
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Your mailing address

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Second Point of Contact

First name:	Last name:
Phone number:	Email address:

Relationship to you (optional)

- ☐ Family member or friend
- ☐ Attorney
- ☐ Fair housing advocate or representative
- ☐ Other

Where to mail your claim form

Submit online at www.hud.gov/fairhousing/fileacomplaint or send your claim form to the FHEO regional office that serves the state or territory where the discrimination happened. We'll review your information and contact you as soon as possible.

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Paperwork Reduction Act Burden Statement

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Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, Paperwork Reduction Project, the Office of Information Technology, US. Department of Housing and Urban Development, Washington, DC 20410-3600. When providing comments, please refer to OMB Approval No. 2529-0011. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

This collection of information is required for collection of pertinent information from persons or entities who wish to file housing discrimination complaints under the Fair Housing Act of 1968, as amended. 42 U.S.C. § 3601 et seq. The information will be used to provide HUD with sufficient information to contact aggrieved persons and notify respondents; make initial assessments regarding HUD's authority to investigate allegations of unlawful housing discrimination; and conduct administrative complaint investigations. No assurances of confidentiality are provided for this information collection.





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Provide as much information as you have available. We won't contact them before speaking with you.

First name (or business name):	Station J-Town (New Chestnut Ridge Apartments LLC)	
Last name:	[Teresa Ramon Lauren Stallings Vida-Management, Inc.]	
Relationship to you: (e.g. landlord, lender, real estate agent)	Landlord / Property Management	
Address:	9601 Balsam Way, Louisville, KY 40299	
Business name or job title:	Vida Management / Station J-Town Property Managers	
Phone number 1:	(855) 758-2687	Phone number 2:
Email address:	tramon@vida-management.com lstallings@vida-management.com	
Location (for example, name of residential rental or sales property, public entity, business, or bank):	Station J-Town Apartments - 9601 Balsam Way Louisville KY 40299	
Street address:	9601 Balsam Way	Apt. or unit:
City:	Louisville	State: KY ZIP: 40299

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Date(s) of discrimination:

Feb 9, 2024 to Ongoing (Feb. 2025 - Eviction Hearing and Ongoing Retaliations)

☒ The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

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What happened?:

Summary of Events & Housing Discrimination:

I, John R. Fouts, have faced ongoing housing discrimination, retaliation, and violations of disability and family protections under VAWA, ADA, Fair Housing Act, and Section 504. The landlord, Station J-Town, in coordination with Louisville Metro Housing Authority (LMHA) and HUD officials, along with PIH, have engaged in a pattern of retaliation, denial of rights, and discrimination that resulted in an unlawful eviction attempt, intimidation, and lack of due process protections.

Key Discrimination Claims:

Retaliation & Disability Discrimination:

Despite my documented disabilities and a doctor's letter stating it is unsafe for me to be forcibly displaced, Station J-Town moved forward with eviction in violation of protections

NOTE: Continued on next page



What happened? (continued):

under VAWA & Fair Housing Act (42 U.S.C. § 3601 et seq.).

I have a Mainstream Housing Voucher, which prohibits displacement of disabled individuals, yet HUD & LMHA refused to enforce my rights.

Retaliation for Exercising Housing Rights:

I have previously filed multiple complaints regarding housing conditions and HUD's failure to enforce protections.

LMHA & HUD officials refused to communicate with me prior to the eviction hearing, violating due process and equal access rights.

Retaliation has included refusal to process necessary housing accommodations and issuing an eviction notice despite accepting rent for February.

Unlawful Eviction Attempt & Misrepresentation of Rent Payments:

Station J-Town accepted rent for the month of February and later claimed I owed money, which violates Kentucky eviction laws that make an eviction notice moot if rent is accepted for that period.

The eviction notice wrongfully states that I forcibly detained the unit in December 2024, even though my lease ran through February 8, 2025.

Station J-Town falsely claimed I only paid \$5 toward rent, while my documented payments show over \$200 per month covering shared utilities and rental obligations.

Failure of HUD & LMHA to Uphold Housing Rights:

James Berrocal (FHEO) and HUD PIH officials (Nicole Hayden) have ignored repeated requests for intervention.

HUD failed to provide oversight and did not enforce anti-displacement protections for disabled individuals with Mainstream Vouchers.

Louisville Metro Housing Authority (LMHA) has refused to provide proper documentation, refused to engage in due process, and blocked communication prior to the eviction hearing.

Request for HUD Investigation & Relief Sought:

I am requesting immediate intervention and enforcement of my housing rights under the Fair Housing Act, Section 504, ADA, and VAWA protections. Specifically:

A full investigation into Station J-Town and Vida Management for unlawful eviction, retaliation, and disability discrimination.

An immediate order stopping any further eviction filings and ensuring my housing remains protected.

Accountability for HUD officials (Nicole Hayden, Frank McNeil, James Berrocal) and LMHA for failing to enforce housing protections.

Financial compensation and corrective action for the harm caused by these discriminatory actions.

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First name (or business name): HUD Public & Indian Housing (PIH) – Federal Level		
Last name:		
Relationship to you: (e.g. landlord, lender, real estate agent) Mainstream Voucher Enforcement		
Address: 451 7th St. SW, Washington, DC 20410		
Business name or job title: Senior PIH Leadership / Federal HUD Oversight Official		
Phone number 1: (202) 708-1112		Phone number 2:
Email address:		
Location (for example, name of residential rental or sales property, public entity, business, or bank): HUD Public & Indian Housing (PIH) Federal Office(s)		
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Background:

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Key Allegations:

1 Failure to Provide Federal Oversight of PIH Region 4 & HUD Louisville

Despite multiple documented failures at the local and regional levels, HUD at the federal level has failed to intervene.

The negligence of PIH's federal leadership has allowed violations of my housing rights to continue unchecked.

2 Systemic Failure to Enforce Mainstream Voucher Protections

This is not just an individual case—HUD has failed nationwide to ensure that Mainstream Voucher holders are protected from forced displacement.

HUD PIH leadership must investigate why their programs are failing disabled tenants across the country.

3 Refusal to Address Retaliation & Disability Discrimination in Housing

Federal PIH officials have ignored reports of retaliation and procedural violations, despite their **FEDERAL OBLIGATION** to enforce housing protections.

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This collection of information is required for collection of pertinent information from persons or entities who wish to file housing discrimination complaints under the Fair Housing Act of 1968, as amended. 42 U.S.C. § 3601 et seq. The information will be used to provide HUD with sufficient information to contact aggrieved persons and notify respondents; make initial assessments regarding HUD's authority to investigate allegations of unlawful housing discrimination; and conduct administrative complaint investigations. No assurances of confidentiality are provided for this information collection.





Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

QUESTION 1

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Choose at least one reason. You can choose more than one.

- ☒ Because of race
- ☒ Because of color
- ☐ Because of religion
- ☐ Because of national origin (including limited English proficiency)
- ☒ Because of disability
- ☒ Because of sex
- ☒ Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- ☒ Retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint) or helping others to do so
- ☐ Other reason (explain below)

- ☒ Other members of my household or other people at the property experienced discrimination. We'll collect their name(s) and contact information when we speak with you.



QUESTION 2

Who discriminated against you?

Provide as much information as you have available. We won't contact them before speaking with you.

First name (or business name):	HUD Louisville Field Office	
Last name:	Eric Cobb (Field Office Director, HUD Louisville)	
Relationship to you: (e.g. landlord, lender, real estate agent)	Mainstream Voucher Provider	
Address:	601 W Broadway, Room 110, Louisville, KY 40202	
Business name or job title:	Eric Cobb (Field Office Director, HUD Louisville)	
Phone number 1:	(502) 582-5251	Phone number 2:
Email address:		
Location (for example, name of residential rental or sales property, public entity, business, or bank):	Five Points Plaza, 40 Marietta NW St., 16th Floor, Atlanta, GA 30303	
Street address:	Five Points Plaza, 40 Marietta NW St., 16th	Apt. or unit:
City:	Atlanta	State: GA ZIP: 30303

☒ More than one person or business discriminated against me. We'll collect their name(s) and contact information when we speak with you.

QUESTION 3

Where did the discrimination happen?

Provide the name and address of the building, apartment complex, or other location where the discrimination occurred. Provide as much information as you have available.

Location (for example, name of residential rental or sales property, public entity, business, or bank):	Station J-Town (New Chestnut Ridge Apartments LLC) - A Vida-Management, Inc. Property	
Street address:	2904 Sitka Dr.	Apt or unit: L29
City:	Louisville	State: KY ZIP: 40299



QUESTION 4

When did the discrimination happen?

If it happened multiple times or is still happening, provide the most recent date you experienced discrimination.

Date(s) of discrimination:

Ongoing-Feb '25 Most Recent Unlawful Eviction Hearing & HUD&LMHA's Failure to Intervene

☒ The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

QUESTION 5

What happened?

Summarize the events and why you believe you experienced housing discrimination because of race, color, national origin, religion, sex, disability, or familial status. For example: Were you refused an opportunity to rent or buy housing? Denied a loan? Told that housing was not available when in fact it was? Treated differently because of the presence of minor children? Denied a disability-related reasonable accommodation? Terminated from participating in a housing-assistance program? Treated differently or denied services by a state, local government, public housing agency, or other organization that may receive money from HUD? Describe the reasons you believe discrimination occurred, any evidence you might have and provide the names of witnesses (if any).

What happened?:

Relationship: HUD's local field office is responsible for ensuring that LMHA complies with federal housing laws and protections. willful negligence, retaliation, and obstruction in enforcing my federal housing rights.

Additional HUD Louisville Staff are also involved --
Other local HUD representatives who failed to respond to my case...

Background:

I, John R. Fouts, am a disabled tenant with a federally protected Mainstream Housing Choice Voucher, which prohibits displacement of disabled individuals under 65. Despite these protections, the HUD Louisville Field Office, under Eric Cobb's leadership, failed to enforce fair housing laws, allowed LMHA to violate my rights, and refused to intervene in an eviction

NOTE: Continued on next page



What happened? (continued):

case they had the authority to stop.

Key Allegations Against HUD Louisville Field Office / Eric Cobb:

1 Failure to Provide Oversight & Stop LMHA's Violations

LMHA, which operates under HUD Louisville's oversight, ignored federal housing protections and failed to enforce my rights.

Eric Cobb and his office failed to enforce HUD policies, allowing LMHA to move forward with an illegal eviction.

No intervention was made before my eviction hearing, despite clear violations of the Fair Housing Act & Mainstream Voucher protections.

2 Negligence & Failure to Respond to Housing Complaints

I have repeatedly reached out to HUD Louisville regarding LMHA's misconduct, yet Eric Cobb and his office failed to take action.

This negligence allowed my housing crisis to escalate, despite multiple federal protections in place.

HUD Louisville failed to coordinate with PIH or FHEO to properly investigate my claims and stop my forced displacement.

3 Refusal to Address Retaliation & Discrimination Complaints

My landlord and LMHA have acted in retaliation for my previous fair housing complaints, and HUD Louisville ignored this pattern of misconduct.

Despite HUD's responsibility to investigate housing discrimination, they took no action to protect me from retaliatory eviction.

Requested Relief from HUD Louisville:

1 An immediate investigation into HUD Louisville's failure to enforce fair housing laws and stop LMHA's illegal actions.

2 Accountability measures against Eric Cobb for negligence and refusal to oversee LMHA's compliance.

3 A corrective action plan to prevent further failures in HUD Louisville's enforcement of fair housing protections.

4 Immediate federal intervention to stop my eviction and ensure my Mainstream Voucher protections are enforced.

NOTE: If you need more space, attach additional pages



CONTACT INFORMATION

How can we contact you?

We'll need to contact you after we review your information. We won't release any of your personal information to the person whom you identified as discriminating against you before notifying them of a formal complaint.

Your name and contact information

First name: John	Last name: Fouts
Phone number: 502.956.0052 (Text Only - ADA Accommodations)	<input type="checkbox"/> Cell phone?
Email address(es): PatientAdvocacy@sfnlife.org (alt. email: fouts.john@gmail	
Preferred contact: <input type="checkbox"/> Phone <input checked="" type="checkbox"/> Email <input checked="" type="checkbox"/> Other Fax: 502.996.8246	
Best time to call: <input type="checkbox"/> Morning <input type="checkbox"/> Afternoon Preferred language(s): English	
Street address: 2904 Sitka Dr.	Apt. or unit: L29
City: Louisville	State: KY ZIP: 40299

Your mailing address

Street Address: 2904 Sitka Dr.	Apt. or unit: L29
City: Louisville	State: KY Zip: 40299

Second Point of Contact

First name:	Last name:
Phone number:	Email address:

Relationship to you (optional)

- ☐ Family member or friend
- ☐ Attorney
- ☐ Fair housing advocate or representative
- ☐ Other

Where to mail your claim form

Submit online at www.hud.gov/fairhousing/fileacomplaint or send your claim form to the FHEO regional office that serves the state or territory where the discrimination happened. We'll review your information and contact you as soon as possible.

FHEO Region 1 (New England)

CT, ME, MA, NH, RI, VT

Mail:

FHEO Region 1
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DE, DC, MD, PA, VA, WV

Mail:

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The Strawbridge Building
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Mail:

FHEO Region 6
307 W. 7th Street Suite 1000
Fort Worth, TX 76102
Call (817) 978-5900 for assistance

FHEO Region 7 (Lower Midwest)

IA, KS, MO, NE

Mail:

FHEO Region 7
Gateway Tower II 400 State Avenue,
Room 200 Kansas City, KS 66101
Call (913) 551-6958 for assistance

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CO, MT, ND, SD, UT, WY

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Denver, CO 80202
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AZ, American Samoa, CA, Guam, HI, NV

Mail:

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One Sansome St. Suite 1200
San Francisco, CA 94104
Call (415) 489-6524 for assistance

FHEO Region 10 (Northwest)

AK, ID, OR, WA

Mail:

FHEO Region 10
Seattle Federal Office Building
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Seattle, WA 98104
Call (206) 220-5170 for assistance



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Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

QUESTION 1

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Choose at least one reason. You can choose more than one.

- ☒ Because of race
- ☒ Because of color
- ☐ Because of religion
- ☐ Because of national origin (including limited English proficiency)
- ☒ Because of disability
- ☒ Because of sex
- ☒ Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- ☒ Retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint) or helping others to do so
- ☐ Other reason (explain below)

- ☒ Other members of my household or other people at the property experienced discrimination. We'll collect their name(s) and contact information when we speak with you.



QUESTION 2

Who discriminated against you?

Provide as much information as you have available. We won't contact them before speaking with you.

First name (or business name):	HUD Region 4 – Public & Indian Housing (PIH)	
Last name:	Nicole A. Hayden (Public and Indian Housing Office - PIH)	
Relationship to you: (e.g. landlord, lender, real estate agent)	Mainstream Voucher Protection	
Address:	Five Points Plaza, 40 Marietta NW St., 16th Floor, Atlanta, GA 30303	
Business name or job title:	Nicole A. Hayden (PIH, Region 4)	
Phone number 1:	(404) 331-5140	Phone number 2:
Email address:	nicole.a.hayden@hud.gov	
Location (for example, name of residential rental or sales property, public entity, business, or bank):	Five Points Plaza, 40 Marietta NW St., 16th Floor, Atlanta, GA 30303	
Street address:	Five Points Plaza, 40 Marietta NW St., 16th	Apt. or unit:
City:	Atlanta	State: GA ZIP: 30303

☒ More than one person or business discriminated against me. We'll collect their name(s) and contact information when we speak with you.

QUESTION 3

Where did the discrimination happen?

Provide the name and address of the building, apartment complex, or other location where the discrimination occurred. Provide as much information as you have available.

Location (for example, name of residential rental or sales property, public entity, business, or bank):	Station J-Town (New Chestnut Ridge Apartments LLC) - A Vida-Management, Inc. Property	
Street address:	2904 Sitka Dr.	Apt or unit: L29
City:	Louisville	State: KY ZIP: 40299



QUESTION 4

When did the discrimination happen?

If it happened multiple times or is still happening, provide the most recent date you experienced discrimination.

Date(s) of discrimination:

Ongoing - February 2025 (Unlawful Eviction Hearing & FHEO's Failure to Intervene)

☒ The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

QUESTION 5

What happened?

Summarize the events and why you believe you experienced housing discrimination because of race, color, national origin, religion, sex, disability, or familial status. For example: Were you refused an opportunity to rent or buy housing? Denied a loan? Told that housing was not available when in fact it was? Treated differently because of the presence of minor children? Denied a disability-related reasonable accommodation? Terminated from participating in a housing-assistance program? Treated differently or denied services by a state, local government, public housing agency, or other organization that may receive money from HUD? Describe the reasons you believe discrimination occurred, any evidence you might have and provide the names of witnesses (if any).

What happened?:

Relationship: PIH is responsible for overseeing public housing agencies (like LMHA) and ensuring that federally issued housing vouchers, such as my Mainstream Voucher, are enforced and protected.

Additional PIH Staff:

Frank H. McNeil (HUD PIH Region 4)

Other HUD PIH officials responsible for voucher program oversight.

I, John R. Fouts, am a disabled tenant with a federally protected Mainstream Housing Choice Voucher, which prohibits displacement of disabled individuals under 65. Despite these protections, HUD Region 4 officials, including Nicole A. Hayden (PIH), have engaged in willful negligence, retaliation, and obstruction in enforcing my federal housing rights.

NOTE: Continued on next page



What happened? (continued):

1 Failure to Enforce Mainstream Voucher Protections

My Mainstream Housing Voucher explicitly prohibits displacement, yet PIH refused to intervene when LMHA and my landlord initiated eviction proceedings.

PIH has a legal obligation to ensure voucher holders are protected from wrongful displacement—yet they have ignored all communications regarding enforcement. This negligence has led to severe housing instability, emotional distress, and violations of federal housing protections.

2 Failure to Investigate LMHA's Misconduct

LMHA failed to uphold my housing rights, and PIH did nothing to hold them accountable.

HUD PIH is responsible for ensuring that Public Housing Authorities (PHAs), such as LMHA, comply with federal regulations, but they failed to act.

Despite repeated complaints, HUD PIH officials refused to step in, allowing LMHA to continue obstructing my voucher rights.

3 Negligence & Systemic Failure in Housing Oversight

HUD PIH is required to monitor PHAs for compliance with federal laws, including the Fair Housing Act, ADA, and Section 504.

Instead of enforcing HUD policies, PIH allowed a Public Housing Authority (LMHA) to proceed with an unlawful eviction, violating my rights.

This failure represents gross negligence in the administration of federal housing programs and warrants federal intervention.

4 Obstruction of Due Process Before Eviction Hearing

HUD PIH failed to provide essential housing documentation or assistance before my eviction hearing.

No response was given prior to the hearing, effectively blocking me from utilizing federal housing protections in my defense.

This lack of action led directly to my landlord proceeding with an eviction that should have been legally blocked by HUD's own regulations.

Requested Relief from HUD:

1 A full investigation into HUD PIH Region 4's failure to enforce Fair Housing Act & Section 50 protections.

2 Immediate federal intervention to stop the eviction process and ensure compliance with disability housing laws.

3 Accountability measures against Nicole A. Hayden for negligence and willful refusal to enforce voucher protections.

4 Corrective action, including mandatory enforcement of Mainstream Voucher protections and oversight into HUD PIH's mishandling of fair housing cases.

5 A direct response from HUD leadership addressing the lack of intervention and an immediate review of policies regarding anti-displacement protections for disabled voucher holders.

NOTE: If you need more space, attach additional pages



CONTACT INFORMATION

How can we contact you?

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Your name and contact information

First name: John	Last name: Fouts
Phone number: 502.956.0052 (Text Only - ADA Accommodations)	<input type="checkbox"/> Cell phone?
Email address(es): PatientAdvocacy@sfnlife.org (alt. email: fouts.john@gmail	
Preferred contact: <input type="checkbox"/> Phone <input checked="" type="checkbox"/> Email <input checked="" type="checkbox"/> Other Fax: 502.996.8246	
Best time to call: <input type="checkbox"/> Morning <input type="checkbox"/> Afternoon Preferred language(s): English	
Street address: 2904 Sitka Dr.	Apt. or unit: L29
City: Louisville	State: KY ZIP: 40299

Your mailing address

Street Address: 2904 Sitka Dr.	Apt. or unit: L29
City: Louisville	State: KY Zip: 40299

Second Point of Contact

First name:	Last name:
Phone number:	Email address:

Relationship to you (optional)

- ☐ Family member or friend
- ☐ Attorney
- ☐ Fair housing advocate or representative
- ☐ Other

Where to mail your claim form

Submit online at www.hud.gov/fairhousing/fileacomplaint or send your claim form to the FHEO regional office that serves the state or territory where the discrimination happened. We'll review your information and contact you as soon as possible.

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Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

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Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Choose at least one reason. You can choose more than one.

- ☒ Because of race
- ☒ Because of color
- ☐ Because of religion
- ☐ Because of national origin (including limited English proficiency)
- ☒ Because of disability
- ☒ Because of sex
- ☒ Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- ☒ Retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint) or helping others to do so
- ☐ Other reason (explain below)

- ☒ Other members of my household or other people at the property experienced discrimination. We'll collect their name(s) and contact information when we speak with you.



QUESTION 2

Who discriminated against you?

Provide as much information as you have available. We won't contact them before speaking with you.

First name (or business name): HUD Region 4 – Office of Fair Housing & Equal Opportu		
Last name: James Berrocal (FHEO)		
Relationship to you: (e.g. landlord, lender, real estate agent) Enforcer - Fed Housing Discrim Law		
Address: Five Points Plaza, 40 Marietta NW St., 16th Floor, Atlanta, GA 30303		
Business name or job title: FHEO		
Phone number 1: (404) 331-5140		Phone number 2:
Email address: James.Berrocal@hud.gov		
Location (for example, name of residential rental or sales property, public entity, business, or bank): Five Points Plaza, 40 Marietta NW St., 16th Floor, Atlanta, GA 30303		
Street address: Five Points Plaza, 40 Marietta NW St., 16th		Apt. or unit:
City: Atlanta	State: GA	ZIP: 30303

☒ More than one person or business discriminated against me. We'll collect their name(s) and contact information when we speak with you.

QUESTION 3

Where did the discrimination happen?

Provide the name and address of the building, apartment complex, or other location where the discrimination occurred. Provide as much information as you have available.

Location (for example, name of residential rental or sales property, public entity, business, or bank): Station J-Town (New Chestnut Ridge Apartments LLC) - A Vida-Management, Inc. Property		
Street address: 2904 Sitka Dr.		Apt or unit: L29
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QUESTION 4

When did the discrimination happen?

If it happened multiple times or is still happening, provide the most recent date you experienced discrimination.

Date(s) of discrimination:

Ongoing - 2023 - February 2025 (Unlawful Eviction Hearing & FHEO's Failure to Intervene)

☒ The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

QUESTION 5

What happened?

Summarize the events and why you believe you experienced housing discrimination because of race, color, national origin, religion, sex, disability, or familial status. For example: Were you refused an opportunity to rent or buy housing? Denied a loan? Told that housing was not available when in fact it was? Treated differently because of the presence of minor children? Denied a disability-related reasonable accommodation? Terminated from participating in a housing-assistance program? Treated differently or denied services by a state, local government, public housing agency, or other organization that may receive money from HUD? Describe the reasons you believe discrimination occurred, any evidence you might have and provide the names of witnesses (if any).

What happened?:

Relationship: FHEO is supposed to investigate housing discrimination complaints and enforce the Fair Housing Act, but Berrocal has willfully ignored my case.

NOTE: Continued on next page



What happened? (continued):

1 Failure to Investigate My Fair Housing Discrimination Complaint and Miscategorization of my FORMAL LEGAL DISCRIMINATION COMPLAINT as a REQUEST NUMBER instead of a COMPLAINT.

I filed multiple complaints regarding disability discrimination and retaliation, but Berrocal and FHEO failed to act.

FHEO's refusal to investigate allowed my landlord to proceed with an illegal eviction against a disabled tenant in violation of Fair Housing laws.

2 Retaliation & Obstruction of Due Process

I have made multiple attempts to get FHEO to enforce my rights, but they refuse to investigate. Berrocal has personally ignored my requests for intervention despite clear evidence of discrimination and housing violations.

3 Negligence in Enforcing HUD's Own Policies

FHEO's inaction is a direct violation of its mission to protect tenants from housing discrimination.

Their refusal to act has allowed LMHA and my landlord to proceed with eviction despite federal housing protections.

Relief Sought:

- 1** A formal investigation into FHEO Region 4's failure to investigate fair housing complaints.
- 2** Immediate federal intervention to stop the eviction process and protect my housing rights.
- 3** Accountability measures against James Berrocal for failing to enforce the Fair Housing Act.
- 4** Corrective action to ensure future complaints from disabled tenants are properly investigated

NOTE: If you need more space, attach additional pages

CONTACT INFORMATION

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Second Point of Contact

First name:	Last name:
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Relationship to you (optional)

- ☐ Family member or friend
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CT, ME, MA, NH, RI, VT

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NJ, NY, Puerto Rico, Virgin Islands

Mail:

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DE, DC, MD, PA, VA, WV

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The Strawbridge Building
801 Market Street, 12th Floor
Philadelphia, PA 19107
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AL, FL, GA, KY, MS, NC, SC, TN

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40 Marietta NW St., 16th Floor
Atlanta, GA 30303
Call (404) 331-5140 for assistance

FHEO Region 5 (Upper Midwest)

IL, IN, MI, MN, OH, WI

Mail:

FHEO Region 5
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Rm. 2202
Chicago, IL 60604
Call (312) 913-8453 for assistance

FHEO Region 6 (South/Southwest)

AR, LA, NM, OK, TX

Mail:

FHEO Region 6
307 W. 7th Street Suite 1000
Fort Worth, TX 76102
Call (817) 978-5900 for assistance

FHEO Region 7 (Lower Midwest)

IA, KS, MO, NE

Mail:

FHEO Region 7
Gateway Tower II 400 State Avenue,
Room 200 Kansas City, KS 66101
Call (913) 551-6958 for assistance

FHEO Region 8 (Mountain West)

CO, MT, ND, SD, UT, WY

Mail:

FHEO Region 8
U.S. Department of Housing and Urban Development
1670 Broadway
Denver, CO 80202
Call (303) 672-5437 for assistance

FHEO Region 9 (West/Territory Islands)

AZ, American Samoa, CA, Guam, HI, NV

Mail:

FHEO Region 9
One Sansome St. Suite 1200
San Francisco, CA 94104
Call (415) 489-6524 for assistance

FHEO Region 10 (Northwest)

AK, ID, OR, WA

Mail:

FHEO Region 10
Seattle Federal Office Building
900 First Avenue, Room 205
Seattle, WA 98104
Call (206) 220-5170 for assistance



Paperwork Reduction Act Burden Statement

The public reporting burden for this collection of information is estimated to average 0.75 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, Paperwork Reduction Project, the Office of Information Technology, US. Department of Housing and Urban Development, Washington, DC 20410-3600. When providing comments, please refer to OMB Approval No. 2529-0011. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

This collection of information is required for collection of pertinent information from persons or entities who wish to file housing discrimination complaints under the Fair Housing Act of 1968, as amended. 42 U.S.C. § 3601 et seq. The information will be used to provide HUD with sufficient information to contact aggrieved persons and notify respondents; make initial assessments regarding HUD's authority to investigate allegations of unlawful housing discrimination; and conduct administrative complaint investigations. No assurances of confidentiality are provided for this information collection.





Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

QUESTION 1

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Choose at least one reason. You can choose more than one.

- ☒ Because of race
- ☒ Because of color
- ☐ Because of religion
- ☐ Because of national origin (including limited English proficiency)
- ☒ Because of disability
- ☒ Because of sex
- ☒ Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- ☒ Retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint) or helping others to do so
- ☐ Other reason (explain below)

- ☒ Other members of my household or other people at the property experienced discrimination. We'll collect their name(s) and contact information when we speak with you.



QUESTION 2

Who discriminated against you?

Provide as much information as you have available. We won't contact them before speaking with you.

First name (or business name):	Louisville Metro Housing Authority (LMHA)	
Last name:	Elizabeth Strojan, Camille Robinson, Deborah Gilbert, et. al.	
Relationship to you: (e.g. landlord, lender, real estate agent)	Mainstream Voucher Provider	
Address:	420 S 8th St, Louisville, KY 40203	
Business name or job title:	Louisville Metro Housing Authority (Director, Dep. Exec	
Phone number 1:	(502) 574-3427	Phone number 2:
Email address:	strojan@lmha1.org crobinson@lmha1.org gilbert@lmha1.org et. al.	
Location (for example, name of residential rental or sales property, public entity, business, or bank):	Louisville Metro Housing Authority	
Street address:	420 S 8th Street	Apt. or unit:
City:	Louisville	State: KY ZIP: 40203

☒ More than one person or business discriminated against me. We'll collect their name(s) and contact information when we speak with you.

QUESTION 3

Where did the discrimination happen?

Provide the name and address of the building, apartment complex, or other location where the discrimination occurred. Provide as much information as you have available.

Location (for example, name of residential rental or sales property, public entity, business, or bank):	Station J-Town (New Chestnut Ridge Apartments LLC) - A Vida-Management, Inc. Property	
Street address:	2904 Sitka Dr.	Apt or unit: L29
City:	Louisville	State: KY ZIP: 40299



QUESTION 4

When did the discrimination happen?

If it happened multiple times or is still happening, provide the most recent date you experienced discrimination.

Date(s) of discrimination:

Ongoing - 2023 - February 2025 (Eviction Hearing & LMHA's Failure to Intervene)

☒ The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

QUESTION 5

What happened?

Summarize the events and why you believe you experienced housing discrimination because of race, color, national origin, religion, sex, disability, or familial status. For example: Were you refused an opportunity to rent or buy housing? Denied a loan? Told that housing was not available when in fact it was? Treated differently because of the presence of minor children? Denied a disability-related reasonable accommodation? Terminated from participating in a housing-assistance program? Treated differently or denied services by a state, local government, public housing agency, or other organization that may receive money from HUD? Describe the reasons you believe discrimination occurred, any evidence you might have and provide the names of witnesses (if any).

What happened?:

Background:

I, John R. Fouts, am a disabled tenant with a federally protected Mainstream Housing Choice Voucher, which prohibits displacement of disabled individuals under 65. Despite these protections, Louisville Metro Housing Authority (LMHA) has engaged in systemic discrimination, retaliation, and procedural violations that have directly led to an unlawful eviction attempt and denial of reasonable housing accommodations.

Elizabeth Strojan, Camille Robinson, Deborah Gilbert, Rose McCarty, Irina Bassett, Terri Thornton and Dionne Hopson, and others - this list is NOT all inclusive - are acting in their individual capacities under Color of Law to deprive me of federally mandated rights.

NOTE: Continued on next page



What happened? (continued):

Key Allegations Against LMHA:

1 Failure to Enforce Mainstream Voucher Protections

My Mainstream Housing Voucher protects me from displacement, yet LMHA refused to intervene when my landlord, Station J-Town, filed for eviction. LMHA failed to uphold its obligation under HUD rules to ensure disabled tenants are protected from wrongful evictions.

2 Refusal to Communicate or Provide Due Process Before Eviction Hearing

LMHA representatives, including Elizabeth Strojan, Camille Robinson, and Rose McCarty, refused to provide essential housing documentation or assistance before my eviction hearing. Despite repeated requests, LMHA ignored my inquiries regarding my lease status, voucher protections, and accommodation requests. This lack of response severely impacted my ability to defend against the eviction.

3 Retaliation for Exercising Housing Rights

I have previously filed multiple complaints regarding LMHA's failures, and I believe this lack of response is retaliatory. LMHA's refusal to engage has directly contributed to housing instability and emotional distress.

4 Disability Discrimination – Failure to Accommodate

LMHA failed to process or facilitate my disability accommodations, despite medical documentation showing my condition requires stable housing. My doctor explicitly stated that displacement would pose a serious medical risk, yet LMHA failed to act.

Requested Relief from HUD:

- 1** Immediate investigation into LMHA's failure to enforce Mainstream Voucher protections.
- 2** An order ensuring that LMHA upholds my housing rights and halts eviction-related actions.
- 3** Accountability measures against LMHA representatives (Strojan, Robinson, McCarty) for negligence and failure to uphold housing protections.
- 4** Corrective action, including policy enforcement to prevent similar violations against other disabled tenants.

The individuals mentioned are acting under the Color of Law in their individual capacities.

NOTE: If you need more space, attach additional pages

CONTACT INFORMATION

How can we contact you?

We'll need to contact you after we review your information. We won't release any of your personal information to the person whom you identified as discriminating against you before notifying them of a formal complaint.

Your name and contact information

First name: John	Last name: Fouts
Phone number: 502.956.0052 (Text Only - ADA Accommodations)	<input type="checkbox"/> Cell phone?
Email address(es): PatientAdvocacy@sfnlife.org (alt. email: fouts.john@gmail	
Preferred contact: <input type="checkbox"/> Phone <input checked="" type="checkbox"/> Email <input checked="" type="checkbox"/> Other Fax: 502.996.8246	
Best time to call: <input type="checkbox"/> Morning <input type="checkbox"/> Afternoon Preferred language(s): English	
Street address: 2904 Sitka Dr.	Apt. or unit: L29
City: Louisville	State: KY ZIP: 40299

Your mailing address

Street Address: 2904 Sitka Dr.	Apt. or unit: L29
City: Louisville	State: KY Zip: 40299

Second Point of Contact

First name:	Last name:
Phone number:	Email address:

Relationship to you (optional)

- ☐ Family member or friend
- ☐ Attorney
- ☐ Fair housing advocate or representative
- ☐ Other

Where to mail your claim form

Submit online at www.hud.gov/fairhousing/fileacomplaint or send your claim form to the FHEO regional office that serves the state or territory where the discrimination happened. We'll review your information and contact you as soon as possible.

FHEO Region 1 (New England)

CT, ME, MA, NH, RI, VT

Mail:

FHEO Region 1
Thomas P. O'Neill, Jr. Federal Building
10 Causeway St, Room 553
Boston, MA 02222
Call (617) 994-8300 for assistance

FHEO Region 2 (NJ, NY, Caribbean)

NJ, NY, Puerto Rico, Virgin Islands

Mail:

FHEO Region 2
U.S. Department of Housing and Urban Development
26 Federal Plaza, Room 3532
New York, NY 10278
Call (212) 542-7519 for assistance

FHEO Region 3 (Mid-Atlantic)

DE, DC, MD, PA, VA, WV

Mail:

FHEO Region 3
The Strawbridge Building
801 Market Street, 12th Floor
Philadelphia, PA 19107
Call (215) 861-7646 for assistance

FHEO Region 4 (Southeast)

AL, FL, GA, KY, MS, NC, SC, TN

Mail:

FHEO Region 4
Five Points Plaza
40 Marietta NW St., 16th Floor
Atlanta, GA 30303
Call (404) 331-5140 for assistance

FHEO Region 5 (Upper Midwest)

IL, IN, MI, MN, OH, WI

Mail:

FHEO Region 5
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Rm. 2202
Chicago, IL 60604
Call (312) 913-8453 for assistance

FHEO Region 6 (South/Southwest)

AR, LA, NM, OK, TX

Mail:

FHEO Region 6
307 W. 7th Street Suite 1000
Fort Worth, TX 76102
Call (817) 978-5900 for assistance

FHEO Region 7 (Lower Midwest)

IA, KS, MO, NE

Mail:

FHEO Region 7
Gateway Tower II 400 State Avenue,
Room 200 Kansas City, KS 66101
Call (913) 551-6958 for assistance

FHEO Region 8 (Mountain West)

CO, MT, ND, SD, UT, WY

Mail:

FHEO Region 8
U.S. Department of Housing and Urban Development
1670 Broadway
Denver, CO 80202
Call (303) 672-5437 for assistance

FHEO Region 9 (West/Territory Islands)

AZ, American Samoa, CA, Guam, HI, NV

Mail:

FHEO Region 9
One Sansome St. Suite 1200
San Francisco, CA 94104
Call (415) 489-6524 for assistance

FHEO Region 10 (Northwest)

AK, ID, OR, WA

Mail:

FHEO Region 10
Seattle Federal Office Building
900 First Avenue, Room 205
Seattle, WA 98104
Call (206) 220-5170 for assistance



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Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

English

Review and submit your complaint

Review your responses, make edits(if needed), and submit your complaint.

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Edit this section

- Because of race
- Because of color
- Because of disability
- Because of sex
- Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- Because of retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint; testifying in a proceeding), or helping others to do so

Who discriminated against you?

Edit this section

First name: HUD Region 4 – Office of Fair

Last name: James Berrocal (FHEO)

Relationship to you: (e.g. landlord, lender, real estate agent): Enforcer - Fed Housing Discrim

Street address: Five Pts Plaza 40 Marietta NW St. 16th Floor

Apt or unit:

Business name: FHEO

City: Atlanta

State: Georgia

Zip: 30303

Phone number 1: 4043315140

Phone number 2:

Email address: james.berrocal@hud.gov

More than one person or business discriminated against me. We'll collect their name(s) and contact information when we speak with you.

Where did the discrimination happen?

Edit this section

Location (for example, name of residential rental or sales property, business, or bank): Station J-t

Street address: 2904 Sitka Dr.

Apt or unit: L29

City: Louisville

*State: Kentucky

Zip: 40299

*When did the discrimination happen?

Edit this section

*Date(s) of Discrimination: 03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Yes

*What happened?

Edit this section

Relationship: FHEO is supposed to investigate housing discrimination complaints and enforce the Fair Housing Act, but Berrocal has willfully ignored my case.

1 Failure to Investigate My Fair Housing Discrimination Complaint and Miscategorization of my FORMAL LEGAL DISCRIMINATION COMPLAINT as a REQUEST NUMBER instead of a COMPLAINT.

I filed multiple complaints regarding disability discrimination and retaliation, but Berrocal and FHEO failed to act.

FHEO’s refusal to investigate allowed my landlord to proceed with an illegal eviction against a disabled tenant in violation of Fair Housing laws.

2 Retaliation & Obstruction of Due Process

I have made multiple attempts to get FHEO to enforce my rights, but they refuse to investigate. Berrocal has personally ignored my requests for intervention despite clear evidence of discrimination and housing violations.

3 Negligence in Enforcing HUD's Own Policies

FHEO’s inaction is a direct violation of its mission to protect tenants from housing discrimination.

Their refusal to act has allowed LMHA and my landlord to proceed with eviction despite federal housing protections.

Relief Sought:

- 1** A formal investigation into FHEO Region 4’s failure to investigate fair housing complaints.
- 2** Immediate federal intervention to stop the eviction process and protect my housing rights.
- 3** Accountability measures against James Berrocal for failing to enforce the Fair Housing Act.
- 4** Corrective action to ensure future complaints from disabled tenants are properly investigated.

How can we contact you?

Edit this section

Your name and contact information

*First name: John

*Last name: Fouts

Phone number: 5029560052

☒ Cell phone?

Email address(s): fouts.john@gmail.com

Preferred contact: Email

Best time to call: Afternoon

Preferred language(s):

Your mailing address

*Street address: 2904 Sitka Dr.

Apt or unit: L29

*City Louisville

*State Kentucky

*Zip: 40299

Second point of contact

First name:

Last name:

Phone number:

Email address:

Relationship to you (optional)

Previous

Submit Complaint

Exit Complaint Form Without Submit

[Paperwork Reduction Act Burden Statement](#)
[Privacy Act Statement](#)
[Contact Information](#)

Your housing discrimination complaint will be reviewed by a fair housing specialist to determine if it alleges acts that might violate the Fair Housing Act. The specialist will contact you for any additional information needed to complete this review. If your complaint involves a possible violation of the Fair Housing Act, the specialist will assist you in filing an official housing discrimination complaint.

OMB Control #: 2529-0011
Expiration Date: 9/30/2025
v2.18.2

Program Offices (/program_offices)
/ FHEO Home
(/program_offices/fair_housing_equal_opp)
/ HUD 903 Submitted



Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

Your HUD 903 online housing discrimination form has been submitted!

The 903 system is currently being updated. While FHEO received your inquiry, we will not send you a confirmation email. This screen serves as your confirmation. We apologize for the inconvenience.

For additional information please feel free to contact the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (FHEO) at the main discrimination hotline number (800-669-9777 or 800-927-9275 for the hearing-impaired.

Exit

U.S. Department of Housing and Urban Development 451 7th Street S.W., Washington, DC 20410 Telephone: (800) 669-9777 TTY: (800) 927-9275 (<http://www.hud.gov/>)

Agency Resources

U.S. Department of
Housing and Urban Development
451 7th Street, S.W., Washington, DC 20410
T: 202-708-1112
TTY: 202-708-1455
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Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

English

Review and submit your complaint

Review your responses, make edits(if needed), and submit your complaint.

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Edit this section

- Because of race
- Because of color
- Because of national origin (including limited English proficiency)
- Because of disability
- Because of sex
- Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- Because of retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint; testifying in a proceeding), or helping others to do so

Who discriminated against you?

Edit this section

First name: Louisville Metro Housing Autho

Last name: Elizabeth Strojan, Camille Robinson, Deborah Gilbe

Relationship to you: (e.g. landlord, lender, real estate agent): Mainstream Voucher Provider

Street address: 420 S 8th St, Louisville, KY 40203

Apt or unit:

Business name: Louisville Metro Housing Authority (Director, Dep. Exec

City: LOUISVILLE

State: Kentucky

Zip: 40203

Phone number 1: (502) 574-3427

Phone number 2:

Email address: strojan@lmha1.org

More than one person or business discriminated against me. We'll collect their name(s) and contact information when we speak with you.

Where did the discrimination happen?

Edit this section

Location (for example, name of residential rental or sales property, business, or bank): Home

Street address: 2904 Sitka Dr.

Apt or unit: L29

City: Louisville

*State: Kentucky

Zip: 40299

*When did the discrimination happen?

Edit this section

*Date(s) of Discrimination: 03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Yes

*What happened?

Edit this section

Background:

I, John R. Fouts, am a disabled tenant with a federally protected Mainstream Housing Choice

Voucher, which prohibits displacement of disabled individuals under 65. Despite these protections, Louisville Metro Housing Authority (LMHA) has engaged in systemic discrimination, retaliation, and procedural violations that have directly led to an unlawful eviction attempt and denial of reasonable housing accommodations.

Elizabeth Strojan, Camille Robinson, Deborah Gilbert, Rose McCarty, Irina Bassett, Terri Thornton and Dionne Hopson, and others - this list is NOT all inclusive - are acting in their individual capacities under Color of Law to deprive me of federally mandated rights.

Key Allegations Against LMHA:

● 1. Failure to Enforce Mainstream Voucher Protections

My Mainstream Housing Voucher protects me from displacement, yet LMHA refused to intervene when my landlord, Station J-Town, filed for eviction.

LMHA failed to uphold its obligation under HUD rules to ensure disabled tenants are protected from wrongful evictions.

● 2. Refusal to Communicate or Provide Due Process Before Eviction Hearing

LMHA representatives, including Elizabeth Strojan, Camille Robinson, and Rose McCarty, refused to provide essential housing documentation or assistance before my eviction hearing. Despite repeated requests, LMHA ignored my inquiries regarding my lease status, voucher protections, and accommodation requests.

This lack of response severely impacted my ability to defend against the eviction.

● 3. Retaliation for Exercising Housing Rights

I have previously filed multiple complaints regarding LMHA’s failures, and I believe this lack of response is retaliatory.

LMHA’s refusal to engage has directly contributed to housing instability and emotional distress.

● 4. Disability Discrimination – Failure to Accommodate

LMHA failed to process or facilitate my disability accommodations, despite medical documentation showing my condition requires stable housing.

My doctor explicitly stated that displacement would pose a serious medical risk, yet LMHA failed to act.

Requested Relief from HUD:

- 1. Immediate investigation into LMHA’s failure to enforce Mainstream Voucher protections.
- 2. An order ensuring that LMHA upholds my housing rights and halts eviction-related actions.
- 3. Accountability measures against LMHA representatives (Strojan, Robinson, McCarty) for negligence and failure to uphold housing protections.
- 4. Corrective action, including policy enforcement to prevent similar violations against other disabled tenants.

The individuals mentioned are acting under the Color of Law in their individual capacities.

How can we contact you?

Edit this section

Your name and contact information

*First name: JOHN

*Last name: FOUTS

Phone number: 5029560052

☒ Cell phone?

Email address(s): FOUTS.JOHN@GMAIL.COM

Preferred contact: Email

Best time to call: Afternoon

Preferred language(s):

Your mailing address

*Street address: 2904 SITKA DR.

Apt or unit: L29

*City LOUISVILLE

*State Kentucky

*Zip: 40299

Second point of contact

First name:

Last name:

Phone number:

Email address:

Relationship to you (optional)

Previous

Submit Complaint

Exit Complaint Form Without Submit

[Paperwork Reduction Act Burden Statement](#)

[Privacy Act Statement](#)

[Contact Information](#)

Your housing discrimination complaint will be reviewed by a fair housing specialist to determine if it alleges acts that might violate the Fair Housing Act. The specialist will contact you for any additional

information needed to complete this review. If your complaint involves a possible violation of the Fair Housing Act, the specialist will assist you in filing an official housing discrimination complaint.

OMB Control #: 2529-0011
Expiration Date: 9/30/2025
v2.18.2

U.S. Department of Housing and Urban Development 451 7th Street S.W., Washington, DC 20410 Telephone: (800) 669-9777 TTY: (800) 927-9275.

[HUD](#)

Program Offices (/program_offices)
/ FHEO Home
(/program_offices/fair_housing_equal_opp)
/ HUD 903 Submitted



Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

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[Find a HUD office near you \(/localoffices\)](#)



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Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

English

Review and submit your complaint

Review your responses, make edits(if needed), and submit your complaint.

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Edit this section

- Because of race
- Because of color
- Because of religion
- Because of national origin (including limited English proficiency)
- Because of disability
- Because of sex
- Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- Because of retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint; testifying in a proceeding), or helping others to do so

Who discriminated against you?

Edit this section

First name: HUD REG 4 - PIH - NICOLE A.

Last name: HAYDEN

Relationship to you: (e.g. landlord, lender, real estate agent): Mainstream Voucher Protection

Street address: Five Points Plaza, 40 Marietta NW St., 16th Floor,

Apt or unit:

Business name: (Public and Indian Housing Office - PIH)

City: ATLANTA

State: Georgia

Zip: 30303

Phone number 1: (404) 331-5140

Phone number 2:

Email address: nicole.a.hayden@hud.gov

Where did the discrimination happen?

Edit this section

Location (for example, name of residential rental or sales property, business, or bank): HOME

Street address: 2904 SITKA DR.

Apt or unit: L29

City: LOUISVILLE

*State: Kentucky

Zip: 40299

*When did the discrimination happen?

Edit this section

*Date(s) of Discrimination: 03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Yes

*What happened?

Edit this section

Ongoing - TODAY (MARCH) 2025 (Unlawful Eviction Hearing & FHEO’s Failure to Intervene)
Relationship: PIH, NICOLE A. HAYDEN, is responsible for overseeing public housing agencies

(like LMHA) and

ensuring that federally issued housing vouchers, such as my Mainstream Voucher, are enforced and protected.

Additional PIH Staff:

Frank H. McNeil (HUD PIH Region 4)

Other HUD PIH officials responsible for voucher program oversight.

I, John R. Fouts, am a disabled tenant with a federally protected Mainstream Housing Choice Voucher, which prohibits displacement of disabled individuals under 65. Despite these protections, HUD Region 4 officials, including Nicole A. Hayden (PIH), have engaged in willful negligence, retaliation, and obstruction in enforcing my federal housing rights.

● 1. Failure to Enforce Mainstream Voucher Protections

My Mainstream Housing Voucher explicitly prohibits displacement, yet PIH refused to intervene when LMHA and my landlord initiated eviction proceedings.

PIH has a legal obligation to ensure voucher holders are protected from wrongful displacement —yet they have ignored all communications regarding enforcement.

This negligence has led to severe housing instability, emotional distress, and violations of federal housing protections.

● 2. Failure to Investigate LMHA's Misconduct

LMHA failed to uphold my housing rights, and PIH did nothing to hold them accountable.

HUD PIH is responsible for ensuring that Public Housing Authorities (PHAs), such as LMHA, comply with federal regulations, but they failed to act.

Despite repeated complaints, HUD PIH officials refused to step in, allowing LMHA to continue obstructing my voucher rights.

● 3. Negligence & Systemic Failure in Housing Oversight

HUD PIH is required to monitor PHAs for compliance with federal laws, including the Fair Housing Act, ADA, and Section 504.

Instead of enforcing HUD policies, PIH allowed a Public Housing Authority (LMHA) to proceed with an unlawful eviction, violating my rights.

This failure represents gross negligence in the administration of federal housing programs and warrants federal intervention.

● 4. Obstruction of Due Process Before Eviction Hearing

HUD PIH failed to provide essential housing documentation or assistance before my eviction hearing.

No response was given prior to the hearing, effectively blocking me from utilizing federal housing protections in my defense.

This lack of action led directly to my landlord proceeding with an eviction that should have been legally blocked by HUD's own regulations.

Requested Relief from HUD:

● 1. A full investigation into HUD PIH Region 4's failure to enforce Fair Housing Act & Section 504 protections.

● 2. Immediate federal intervention to stop the eviction process and ensure compliance with disability housing laws.

● 3. Accountability measures against Nicole A. Hayden for negligence and willful refusal to enforce voucher protections.

● 4. Corrective action, including mandatory enforcement of Mainstream Voucher protections and oversight into HUD PIH's mishandling of fair housing cases.

5. A direct response from HUD leadership addressing the lack of intervention and an immediate review of policies regarding anti-displacement protections for disabled voucher holders.

How can we contact you?

Edit this section

Your name and contact information

*First name:

JOHN

*Last name:

FOUTS

Phone number:

5029560052

☒ Cell phone?

Email address(s):

FOUTS.JOHN@GMAIL.COM

Preferred contact:

Email

Best time to call:

Afternoon

Preferred language(s):

Your mailing address

*Street address:

2904 SITKA DR.

Apt or unit:

L29

*City

LOUISVILLE

*State

Kentucky

*Zip:

40299

Second point of contact

First name:

Last name:

Phone number:

Email address:

Relationship to you (optional)

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Expiration Date: 9/30/2025

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Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

English

Review and submit your complaint

Review your responses, make edits(if needed), and submit your complaint.

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Edit this section

- Because of race
- Because of color
- Because of national origin (including limited English proficiency)
- Because of disability
- Because of sex
- Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- Because of retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint; testifying in a proceeding), or helping others to do so

Who discriminated against you?

Edit this section

First name: HUD LOUISVILLE OFFICE-FRANK

Last name: MCNEIL

Relationship to you: (e.g. landlord, lender, real estate agent): Mainstream Voucher Provider

Street address: 601 W Broadway, Room 110, Louisville, KY 40202

Apt or unit: RM 110

Business name: HUD Louisville Field Office

City: LOUISVILLE

State: Kentucky

Zip: 40202

Phone number 1: (502) 582-5251

Phone number 2:

Email address: FRANK.H.MCNEIL@HUD.GOV

More than one person or business discriminated against me. We'll collect their name(s) and contact information when we speak with you.

Where did the discrimination happen?

Edit this section

Location (for example, name of residential rental or sales property, business, or bank): HOME

Street address: 2904 SITKA DR.

Apt or unit: L29

City: LOUISVILLE

*State: Kentucky

Zip: 40299

*When did the discrimination happen?

Edit this section

*Date(s) of Discrimination: 03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Not selected

*What happened?

Edit this section

Ongoing-Most Recent Unlawful Eviction Hearing & HUD&LMHA's REFUSAL to Intervene
Relationship: HUD's local field office is responsible for ensuring that LMHA complies with

federal housing laws and protections.willful negligence, retaliation, and obstruction in enforcing my federal housing rights.

Additional HUD Louisville Staff are also involved --

Other local HUD representatives who failed to respond to my case...

Background:

I, John R. Fouts, am a disabled tenant with a federally protected Mainstream Housing Choice Voucher, which prohibits displacement of disabled individuals under 65. Despite these protections, the HUD Louisville Field Office, under Eric Cobb's leadership, AND LOUISVILLE FIELD OFFICE HUD WORKER FRANK H. MCNEIL failed AND REFUSED to enforce fair housing laws, allowed LMHA to violate my rights, and refused to intervene in an eviction Key Allegations Against HUD Louisville Field Office / Eric Cobb / FRANK H. MCNEIL:

● 1. Failure to Provide Oversight & Stop LMHA's Violations

LMHA, which operates under HUD Louisville's oversight, ignored federal housing protections and failed to enforce my rights.

Eric Cobb, FRANK H. MCNEIL and his office failed to enforce HUD policies, allowing LMHA to move forward with an illegal eviction.

No intervention was made before my eviction hearing, despite clear violations of the Fair Housing Act & Mainstream Voucher protections.

● 2. Negligence & Failure to Respond to Housing Complaints

I have repeatedly reached out to HUD Louisville regarding LMHA's misconduct, yet Eric Cobb AND FRANK MCNEIL and his office failed AND REFUSED to take action.

This negligence allowed my housing crisis to escalate, despite multiple federal protections in place.

HUD Louisville failed to coordinate with PIH or FHEO to properly investigate my claims and stop my forced displacement.

● 3. Refusal to Address Retaliation & Discrimination Complaints

My landlord and LMHA have acted in retaliation for my previous fair housing complaints, and HUD Louisville ignored this pattern of misconduct.

Despite HUD's responsibility to investigate housing discrimination, they took no action to protect me from retaliatory eviction.

Requested Relief from HUD Louisville:

● 1. An immediate investigation into HUD Louisville's failure to enforce fair housing laws and stop LMHA's illegal actions.

● 2. Accountability measures against Eric Cobb AND FRANK H. MCNEIL for negligence and refusal to oversee LMHA's compliance.

● 3. A corrective action plan to prevent further failures in HUD Louisville's enforcement of fair housing protections.

● 4. Immediate federal intervention to stop my eviction and ensure my Mainstream Voucher protections are enforced.

How can we contact you?

Edit this section

Your name and contact information

*First name: JOHN

*Last name: FOUTS

Phone number: 5029560052

☒ Cell phone?

Email address(s): FOUTS.JOHN@GMAIL.COM

Preferred contact: Email

Best time to call: Afternoon

Preferred language(s):

Your mailing address

*Street address: 2904 SITKA DR.

Apt or unit: L29

*City LOUISVILLE

*State Kentucky

*Zip: 40299

Second point of contact

First name:

Last name:

Phone number:

Email address:

Relationship to you (optional)

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Report Housing Discrimination

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English

Review and submit your complaint

Review your responses, make edits(if needed), and submit your complaint.

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Edit this section

- Because of race
- Because of color
- Because of national origin (including limited English proficiency)
- Because of disability
- Because of sex
- Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- Because of retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint; testifying in a proceeding), or helping others to do so

Who discriminated against you?

Edit this section

First name: Senior PIH Leadership

Last name: Federal HUD Oversight Officia

Relationship to you: (e.g. landlord, lender, real estate agent): Mainstream Voucher Enforcem

Street address: 451 7th St. SW, Washington, DC 20410

Apt or unit:

Business name: HUD Public & Indian Housing (PIH) – Federal Level

City: WASHINGTON

State: Dist. Of Columbia

Zip: 20410

Phone number 1: (202) 708-1112

Phone number 2:

Email address:

More than one person or business discriminated against me. We'll collect their name(s) and contact information when we speak with you.

Where did the discrimination happen?

Edit this section

Location (for example, name of residential rental or sales property, business, or bank): HOME

Street address: 2904 SITKA DR.

Apt or unit: L29

City: LOUISVILLE

*State: Kentucky

Zip: 40299

*When did the discrimination happen?

Edit this section

*Date(s) of Discrimination: 03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Not selected

*What happened?

Edit this section

Ongoing- Most Recent Unlawful Eviction Hearing & HUD&LMHA's Failure AND REFUSAL to Intervene

Background:

I, John R. Fouts, am a disabled tenant with a federally protected Mainstream Housing Choice Voucher, which prohibits displacement of disabled individuals under 65. Despite these protections, the HUD Louisville Field Office, under Eric Cobb’s leadership, failed to enforce fair housing laws, allowed LMHA to violate my rights, and refused to intervene in an eviction case they had the authority to stop. Additionally, Frank McNeil of Louisville HUD Field Office and Nicole A. Hayden at PIH and James Berrocal at FHEO, along with Elizabeth Strojan at LMH, Camille Robinson-LMHA, Rose McCarty-LMHA, Dionne Hopson-LMHA, Terri Thornton-LMHA, Deborah Gilbert-LMHA, and Irina Bassett-LMHA have all acted in their individual capacities under Color of Law to deprive me of federally mandated rights.

Key Allegations:

- 1. Failure to Provide Federal Oversight of PIH Region 4 & HUD Louisville
Despite multiple documented failures at the local and regional levels, HUD at the federal level has failed to intervene.
The negligence of PIH’s federal leadership has allowed violations of my housing rights to continue unchecked.
- 2. Systemic Failure to Enforce Mainstream Voucher Protections
This is not just an individual case — HUD has failed nationwide to ensure that Mainstream Voucher holders are protected from forced displacement.
HUD PIH leadership must investigate why their programs are failing disabled tenants across the country.
- 3. Refusal to Address Retaliation & Disability Discrimination in Housing
Federal PIH officials have ignored reports of retaliation and procedural violations, despite their FEDERAL OBLIGATION to enforce housing protections.

How can we contact you?

Edit this section

Your name and contact information

*First name: JOHN

*Last name: FOUTS

Phone number: 5029560052

☒ Cell phone?

Email address(s): FOUTS.JOHN@GMAIL.COM

Preferred contact: Email

Best time to call: Afternoon

Preferred language(s):

Your mailing address

*Street address: 2904 SITKA DR.

Apt or unit: L29

*City LOUISVILLE

*State Kentucky

*Zip: 40299

Second point of contact

First name:

Last name:

Phone number:

Email address:

Relationship to you (optional)

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Report Housing Discrimination

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English

Review and submit your complaint

Review your responses, make edits(if needed), and submit your complaint.

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Edit this section

- Because of race
- Because of color
- Because of national origin (including limited English proficiency)
- Because of disability
- Because of sex
- Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- Because of retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint; testifying in a proceeding), or helping others to do so

Who discriminated against you?

Edit this section

First name: ANDREW ZEH (ATTORNEY)

Last name: ZEH

Relationship to you: (e.g. landlord, lender, real estate agent): LANDLORD ATTORNEY

Street address: Maple Law PLLC 121 South Seventh Street, 4th Floor

Apt or unit:

Business name: VIDA-MANAGEMENT, INC.

City: LOUISVILLE

State: Kentucky

Zip: 40202

Phone number 1: (502) 585-3979

Phone number 2:

Email address: AndrewZeh.MapleLaw@gmail.com

Where did the discrimination happen?

Edit this section

Location (for example, name of residential rental or sales property, business, or bank): HOME

Street address: 2904 SITKA DR.

Apt or unit: L29

City: LOUISVILLE

*State: Kentucky

Zip: 40299

*When did the discrimination happen?

Edit this section

*Date(s) of Discrimination: 03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Yes

*What happened?

Edit this section

Andrew Zeh, Counsel for Station J-Town, Lauren Stallings, and Teresa Ramon: Enabling Criminal Activity
Andrew Zeh, acting as legal counsel for Station J-Town (New Chestnut Ridge Apartments LLC, a Vida-Management, Inc. property), Lauren Stallings, and Teresa Ramon, has knowingly and

willfully supported illegal actions in violation of federal and state housing laws. Rather than upholding ethical legal standards, Zeh has actively aided and abetted criminal misconduct by facilitating unlawful eviction tactics, suppressing due process, and obstructing federally protected tenant rights.

1. Enabling Unlawful Eviction & Retaliatory Conduct

Station J-Town and its management personnel have engaged in fraudulent eviction practices, including falsifying rent payment records, ignoring Kentucky landlord-tenant laws, and retaliating against me for asserting my federally protected housing rights.

Despite knowing the eviction is unlawful, Zeh has continued to push forward procedurally defective filings without addressing the clear violations of the Fair Housing Act, ADA, Section 504, and VAWA protections.

He has directly assisted in retaliatory actions against a disabled tenant, in clear violation of federal anti-retaliation protections under HUD regulations.

2. Obstruction of Justice & Suppression of Due Process

Zeh has actively misrepresented facts in legal filings, knowing that Station J-Town accepted rent payments but falsely claimed nonpayment to justify an illegal eviction.

He has participated in denying essential housing documentation, a due process violation, making it impossible to defend against the eviction.

His legal maneuvering has obstructed enforcement of federal housing laws, ensuring that Station J-Town can proceed with unlawful displacement tactics unchecked.

3. Aiding & Abetting Housing Fraud and Discriminatory Practices

Lauren Stallings and Teresa Ramon, under Zeh's legal advisement, have engaged in housing fraud by providing false statements regarding lease obligations, rent payments, and compliance with federal protections.

Zeh has knowingly defended and protected these fraudulent practices, shielding Station J-Town from legal accountability while coercing the court system to act against a federally protected tenant.

This constitutes willful complicity in criminal housing fraud, discrimination, and wrongful eviction practices, exposing him to potential legal liability under federal RICO statutes and civil rights violations.

Immediate Demand for Accountability & Legal Action

Given Zeh's deliberate and unethical actions, I am requesting:

A formal investigation into Andrew Zeh's misconduct and his role in facilitating illegal eviction practices and housing fraud.

Immediate legal consequences, including disbarment proceedings for his involvement in obstructing justice and suppressing federally protected tenant rights.

Accountability measures against Station J-Town, Lauren Stallings, and Teresa Ramon, ensuring that their unlawful actions are fully prosecuted under federal housing law.

An official injunction preventing any further eviction actions until all federal housing protections are properly enforced.

Criminal referrals to the appropriate authorities for housing fraud, Fair Housing Act violations, and conspiracy to commit civil rights abuses.

Andrew Zeh's intentional misconduct has directly contributed to my housing instability and legal hardship, and his actions cannot go unchallenged. Federal intervention is necessary to ensure justice, accountability, and the full protection of disabled tenant rights under the law.

How can we contact you?

Edit this section

Your name and contact information

*First name:

JOHN

*Last name:

FOUTS

Phone number:

5029560052

☒ Cell phone?

Email address(s):

FOUTS.JOHN@GMAIL.COM

Preferred contact:

Email

Best time to call:

Afternoon

Preferred language(s):

Your mailing address

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2904 SITKA DR.

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L29

*City

LOUISVILLE

*State

Kentucky

*Zip:

40299

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Last name:

Phone number:

Email address:

Relationship to you (optional)

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Report Housing Discrimination

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- Because of color
- Because of national origin (including limited English proficiency)
- Because of disability
- Because of sex
- Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- Because of retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint; testifying in a proceeding), or helping others to do so

Who discriminated against you?

Edit this section

First name: LAUREN STALLINGS

Last name: STATION J-TOWN (NEW CHESTNUT RIDGE APARTMENTS LLC)

Relationship to you: (e.g. landlord, lender, real estate agent):

Street address: 9601 BALSAM WAY

Apt or unit:

Business name: VIDA-MANAGEMENT, INC.

City: LOUISVILLE

State: Kentucky

Zip: 40299

Phone number 1: (502) 585-3979

Phone number 2:

Email address: LSTALLINGS@VIDA-MANAGEMENT.COM

Where did the discrimination happen?

Edit this section

Location (for example, name of residential rental or sales property, business, or bank): HOME

Street address: 2904 SITKA DR.

Apt or unit: L29

City: LOUISVILLE

*State: Kentucky

Zip: 40299

*When did the discrimination happen?

Edit this section

*Date(s) of Discrimination: 03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Yes

*What happened?

Edit this section

Summary of Events & Housing Discrimination:
I, John R. Fouts, have faced ongoing housing discrimination, retaliation, and violations of disability and family protections under VAWA, ADA, Fair Housing Act, and Section 504. The landlord, Station J-Town, in coordination with Louisville Metro Housing Authority (LMHA) and

HUD officials, along with PIH, have engaged in a pattern of retaliation, denial of rights, and discrimination that resulted in an unlawful eviction attempt, intimidation, and lack of due process protections.

Key Discrimination Claims:

Retaliation & Disability Discrimination:

Despite my documented disabilities and a doctor's letter stating it is unsafe for me to be forcibly displaced, Station J-Town moved forward with eviction in violation of protections Under VAWA & Fair Housing Act (42 U.S.C. § 3601 et seq.),

I have a Mainstream Housing Voucher, which prohibits displacement of disabled individuals, yet HUD & LMHA refused to enforce my rights.

Retaliation for Exercising Housing Rights:

I have previously filed multiple complaints regarding housing conditions and HUD's failure to enforce protections.

LMHA & HUD officials refused to communicate with me prior to the eviction hearing, violating due process and equal access rights.

Retaliation has included refusal to process necessary housing accommodations and issuing an eviction notice despite accepting rent for February.

Unlawful Eviction Attempt & Misrepresentation of Rent Payments:

Station J-Town accepted rent for the month of February and later claimed I owed money, which violates Kentucky eviction laws that make an eviction notice moot if rent is accepted for that period.

The eviction notice falsely states that I forcibly detained the unit in December 2024, even though my lease ran through February 8, 2025.

Station J-Town falsely claimed I only paid \$5 toward rent, while my documented payments show over \$200 per month covering shared utilities and rental obligations.

Failure of HUD & LMHA to Uphold Housing Rights:

James Berrocal (FHEO) and HUD PIH officials (Nicole Hayden) have ignored repeated requests for intervention.

HUD failed to provide oversight and did not enforce anti-displacement protections for disabled individuals with Mainstream Vouchers.

Louisville Metro Housing Authority (LMHA) has refused to provide proper documentation, refused to engage in due process, and blocked communication prior to the eviction hearing.

Request for HUD Investigation & Relief Sought:

I am requesting immediate intervention and enforcement of my housing rights under the Fair Housing Act, Section 504, ADA, and VAWA protections. Specifically:

A full investigation into Station J-Town and Vida Management for unlawful eviction, retaliation, and disability discrimination.

An immediate order stopping any further eviction filings and ensuring my housing remains protected.

Accountability for HUD officials (Nicole Hayden, Frank McNeil, James Berrocal) and LMHA for failing to enforce housing protections.

Financial compensation and corrective action for the harm caused by these discriminatory actions.

March 2025 Update:

Despite my repeated efforts to seek enforcement of my federally protected housing rights, HUD,

LMHA, and PIH officials continue to neglect their obligations, resulting in ongoing housing instability and retaliation.

Station J-Town and Vida Management have continued their eviction efforts, disregarding my federally protected rights under the Fair Housing Act, ADA, VAWA, and Section 504. HUD PIH Region 4 and FHEO officials (James Berrocal, Nicole Hayden, and Frank McNeil) have failed to intervene, despite multiple legal filings and direct communication. HUD has ignored federal oversight responsibilities, allowing LMHA to continue violating anti-displacement protections for disabled tenants. LMHA representatives (Elizabeth Strojan, Camille Robinson, Rose McCarty, Dionne Hopson, Terri Thornton, Deborah Gilbert, and Irina Bassett) continue obstructing my housing rights by

How can we contact you?

Edit this section

Your name and contact information

*First name: JOHN

*Last name: FOUTS

Phone number: 5029560052

☒ Cell phone?

Email address(s): FOUTS.JOHN@GMAIL.COM

Preferred contact: Email

Best time to call: Afternoon

Preferred language(s):

Your mailing address

*Street address: 2904 SITKA DR.

Apt or unit: L29

*City LOUISVILLE

*State Kentucky

*Zip: 40299

Second point of contact

First name:

Last name:

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For additional information please feel free to contact the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (FHEO) at the main discrimination hotline number (800-669-9777 or 800-927-9275 for the hearing-impaired.

Exit

U.S. Department of Housing and Urban Development 451 7th Street S.W., Washington, DC 20410 Telephone: (800) 669-9777 TTY: (800) 927-9275 (<http://www.hud.gov/>)

Agency Resources

U.S. Department of
Housing and Urban Development
451 7th Street, S.W., Washington, DC 20410
T: 202-708-1112
TTY: 202-708-1455
Find a HUD office near you (/localoffices)



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Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

English

Review and submit your complaint

Review your responses, make edits(if needed), and submit your complaint.

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Edit this section

- Because of race
- Because of color
- Because of national origin (including limited English proficiency)
- Because of disability
- Because of sex
- Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- Because of retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint; testifying in a proceeding), or helping others to do so

Who discriminated against you?

Edit this section

First name: TERESA RAMON

Last name: STATION J-TOWN (NEW CHESTNUT RIDGE APARTMENTS LLC)

Relationship to you: (e.g. landlord, lender, real estate agent): LANDLORD

Street address: 9601 BALSAM WAY

Apt or unit:

Business name: VIDA-MANAGEMENT, INC.

City: LOUISVILLE

State: Kentucky

Zip: 40299

Phone number 1: (855) 758-2687

Phone number 2:

Email address: TRAMON@VIDA-MANAGEMENT.COM

Where did the discrimination happen?

Edit this section

Location (for example, name of residential rental or sales property, business, or bank): HOME

Street address: 2904 SITKA DR.

Apt or unit: L29

City: LOUISVILLE

*State: Kentucky

Zip: 40299

*When did the discrimination happen?

Edit this section

*Date(s) of Discrimination: 03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Yes

*What happened?

Edit this section

Summary of Events & Housing Discrimination:
I, John R. Fouts, have faced ongoing housing discrimination, retaliation, and violations of disability and family protections under VAWA, ADA, Fair Housing Act, and Section 504. The landlord, Station J-Town, in coordination with Louisville Metro Housing Authority (LMHA) and

HUD officials, along with PIH, have engaged in a pattern of retaliation, denial of rights, and discrimination that resulted in an unlawful eviction attempt, intimidation, and lack of due process protections.

Key Discrimination Claims:

Retaliation & Disability Discrimination:

Despite my documented disabilities and a doctor's letter stating it is unsafe for me to be forcibly displaced, Station J-Town moved forward with eviction in violation of protections

Under VAWA & Fair Housing Act (42 U.S.C. § 3601 et seq.),

I have a Mainstream Housing Voucher, which prohibits displacement of disabled individuals, yet HUD & LMHA refused to enforce my rights.

Retaliation for Exercising Housing Rights:

I have previously filed multiple complaints regarding housing conditions and HUD's failure to enforce protections.

LMHA & HUD officials refused to communicate with me prior to the eviction hearing, violating due process and equal access rights.

Retaliation has included refusal to process necessary housing accommodations and issuing an eviction notice despite accepting rent for February.

Unlawful Eviction Attempt & Misrepresentation of Rent Payments:

Station J-Town accepted rent for the month of February and later claimed I owed money, which violates Kentucky eviction laws that make an eviction notice moot if rent is accepted for that period.

The eviction notice falsely states that I forcibly detained the unit in December 2024, even though my lease ran through February 8, 2025.

Station J-Town falsely claimed I only paid \$5 toward rent, while my documented payments show over \$200 per month covering shared utilities and rental obligations.

Failure of HUD & LMHA to Uphold Housing Rights:

James Berrocal (FHEO) and HUD PIH officials (Nicole Hayden) have ignored repeated requests for intervention.

HUD failed to provide oversight and did not enforce anti-displacement protections for disabled individuals with Mainstream Vouchers.

Louisville Metro Housing Authority (LMHA) has refused to provide proper documentation, refused to engage in due process, and blocked communication prior to the eviction hearing.

Request for HUD Investigation & Relief Sought:

I am requesting immediate intervention and enforcement of my housing rights under the Fair Housing Act, Section 504, ADA, and VAWA protections. Specifically:

A full investigation into Station J-Town and Vida Management for unlawful eviction, retaliation, and disability discrimination.

An immediate order stopping any further eviction filings and ensuring my housing remains protected.

Accountability for HUD officials (Nicole Hayden, Frank McNeil, James Berrocal) and LMHA for failing to enforce housing protections.

Financial compensation and corrective action for the harm caused by these discriminatory actions.

March 2025 Update:

Despite my repeated efforts to seek enforcement of my federally protected housing rights, HUD,

LMHA, and PIH officials continue to neglect their obligations, resulting in ongoing housing instability and retaliation.

Station J-Town and Vida Management have continued their eviction efforts, disregarding my federally protected rights under the Fair Housing Act, ADA, VAWA, and Section 504. HUD PIH Region 4 and FHEO officials (James Berrocal, Nicole Hayden, and Frank McNeil) have failed to intervene, despite multiple legal filings and direct communication. HUD has ignored federal oversight responsibilities, allowing LMHA to continue violating anti-displacement protections for disabled tenants. LMHA representatives (Elizabeth Strojan, Camille Robinson, Rose McCarty, Dionne Hopson, Terri Thornton, Deborah Gilbert, and Irina Bassett) continue obstructing my housing rights by

How can we contact you?

Edit this section

Your name and contact information

*First name: JOHN

*Last name: FOUTS

Phone number: 5029560052

☒ Cell phone?

Email address(s): FOUTS.JOHN@GMAIL.COM

Preferred contact: Email

Best time to call: Afternoon

Preferred language(s):

Your mailing address

*Street address: 2904 SITKA DR.

Apt or unit: L29

*City LOUISVILLE

*State Kentucky

*Zip: 40299

Second point of contact

First name:

Last name:

Phone number:

Email address:

Relationship to you (optional)

Previous

Submit Complaint

Exit Complaint Form Without Submit

[Paperwork Reduction Act Burden Statement](#)

[Privacy Act Statement](#)

[Contact Information](#)

Your housing discrimination complaint will be reviewed by a fair housing specialist to determine if it alleges acts that might violate the Fair Housing Act. The specialist will contact you for any additional information needed to complete this review. If your complaint involves a possible violation of the Fair Housing Act, the specialist will assist you in filing an official housing discrimination complaint.

OMB Control #: 2529-0011

Expiration Date: 9/30/2025

v2.18.2

U.S. Department of Housing and Urban Development 451 7th Street S.W., Washington, DC 20410 Telephone: (800) 669-9777 TTY: (800) 927-9275.

[HUD](#)

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/ FHEO Home
(/program_offices/fair_housing_equal_opp)
/ HUD 903 Submitted



Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

Your HUD 903 online housing discrimination form has been submitted!

The 903 system is currently being updated. While FHEO received your inquiry, we will not send you a confirmation email. This screen serves as your confirmation. We apologize for the inconvenience.

For additional information please feel free to contact the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (FHEO) at the main discrimination hotline number (800-669-97 or 800-927-9275 for the hearing-impaired.

Exit

U.S. Department of Housing and Urban Development 451 7th Street S.W., Washington, DC 20410 Telephone: (800) 669-9777 TTY: (800) 927-9275 (<http://www.hud.gov/>)

Agency Resources

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Voided: Complete with Docusign: Fouts 903 Signature Request.pdf

1 message

James Berrocal via Docusign <dse_NA4@docusign.net> Sat, Mar 15, 2025 at 6:37 AM
Reply-To: James Berrocal <james.berrocal@hud.gov>
To: John Fouts <fouts.john@gmail.com>



James Berrocal voided Complete with Docusign: Fouts 903 Signature Request.pdf.

James Berrocal
james.berrocal@hud.gov

Complete with Docusign: Fouts 903 Signature Request.pdf has been voided for the following reason:
Envelope has expired.

Envelope ID
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John Fouts <fouts.john@gmail.com>

Re: FW: HUD Fair Housing Complaint - 822499 / - CP04-FOUTS, JOHN v VIDA-MANAGEMENT, INC.

1 message

John Fouts <fouts.john@gmail.com>

Mon, Mar 17, 2025 at 4:03 PM

To: RIV-IntakeBranch1-Inquiries <RIV-IntakeBranch1-Inquiries@hud.gov>

Cc: RIV-IntakeBranch1-Inquiries <RIV-IntakeBranch1-Inquiries@hud.gov>, Office of Governor Beshear <governor.constituentservices@ky.gov>, Camille Robinson <crobinson@lmha1.org>, Elizabeth <strojan@lmha1.org>, "Bradley.Ingram@usdoj.gov" <BRADLEY.INGRAM@usdoj.gov>, criminal.division@usdoj.gov, CRIMINAL.FRAUD@usdoj.gov, crimintake.unit@fbi.gov, attorney.general@ky.gov, Kentucky Attorney General <5025642894@faxage.com>, attorney.general@usdoj.gov, Kentucky Attorney General Louisville Office <5024297129@faxage.com>, USAKYW.webmaster@usdoj.gov, USAKYW-CivilRights@usdoj.gov, pam.bondi@usdoj.gov, usadc.webmaster@usdoj.gov, askocr@ojp.usdoj.gov, crm.foia@usdoj.gov, inspector.general@usdoj.gov, public.integrity@usdoj.gov, acburden@fbi.gov, erics@fbi.gov, lvelasco@fbi.gov, jmaguire@fbi.gov, public.affairs@fbi.gov, legal.intake@aclu-ky.org, info@whistleblowers.org, wave-newsdesk@gray.tv, news@wdrb.com, newsdesk@thelouisvillechannel.com, newsrelease@wave3.com, news@kycir.org, news@wfpl.org, leo@leoweekly.com, investigations@propublica.org, investigations@aljazeera.net, tips@theintercept.com, investigations@nbcuni.com, tips@cnn.com, tips@politico.com, alyson_sincavage@judiciary-dem.senate.gov, aaron_reitz@cruz.senate.gov, andrew.schilling@usdoj.gov, contact@icij.org, ted_cruz@cruz.senate.gov, "Higdon, Jimmy (State Sen.) (LRC)" <Jimmy.Higdon@lrc.ky.gov>, Medicaid Waiver Help Desk - KY <1915cwaiverhelpdesk@ky.gov>

Subject: Re: HUD Fair Housing Complaint – JOHN FOUTS (Ongoing Discrimination & Retaliation)**To Whom It May Concern,**

I am responding to your March 17, 2025, letter in which you fraudulently claim that my complaint is untimely due to the one-year statute of limitations under the Fair Housing Act (FHA). **Your analysis is both legally and factually incorrect for the following reasons, and you, nor HUD, nor PIH, nor LMHA, nor Station J-Town nor individuals involved are going to get away with the criminal activity you continue to exhibit:**

1. The Discriminatory Acts Are Ongoing

The alleged discrimination and retaliation are **not** confined to a single act on March 2, 2023. Rather, they have been **continuous and ongoing (AS NOTED DIRECTLY ON THE FORMS I SUBMITTED - ON THE 903 FORMS)**, including **continued retaliatory eviction efforts, suppression/removal/stripping of federally protected tenant rights, and complete obstruction of due process** to this very day. Under well-established Fair Housing Act jurisprudence, **a continuing violation tolls the statute of limitations**, meaning the one-year limit does not apply as long as discrimination continues.

HUD's own regulations and legal precedent affirm that **ongoing acts of retaliation and discrimination reset the clock on the statute of limitations with each occurrence**. Thus, your attempt to dismiss my complaint on timeliness grounds is not only legally flawed and completely fraudulent, but also a direct failure of HUD to enforce the very laws it is charged with upholding.

2. Retaliation for Exercising Housing Rights is Unlawful, and It is Ongoing

Under **42 U.S.C. § 3617**, it is illegal to "coerce, intimidate, threaten, or interfere with" any person who exercises their Fair Housing rights.

This includes **retaliatory eviction, intimidation, and denial of reasonable accommodations**, all of which I have documented in detail. Retaliation does not have a statute of limitations as long as it continues, and **I am still facing active retaliation as is my special needs disabled child. Clearly, HUD, is also acting in discriminatory fashion against us and retaliating us standing up for our federally protected rights.**

HUD is knowingly abdicating its duty to prevent illegal retaliation under the FHA, exposing itself to litigation under the Administrative Procedure Act (APA) for failure to enforce civil rights laws.

3. HUD's Jurisdictional Analysis is Incorrect

Your response, again, fraudulently, suggests that my case does not fall under the Fair Housing Act's jurisdiction. **This is blatantly false.** My complaint clearly details violations

of:

- **Disability Discrimination (42 U.S.C. § 3604(f))**
- **Retaliation for Exercising Fair Housing Rights (42 U.S.C. § 3617)**
- **Obstruction of Due Process & Denial of Tenant Rights (Section 504 of the Rehabilitation Act, the ADA, and HUD's own regulations)**

HUD has no legal basis to deny jurisdiction over this matter.

A refusal to investigate will be **documented as HUD's direct failure to enforce federal law**, and I will **escalate this to the DOJ and Office of the Inspector General** for further action.

4. HUD's Refusal to Investigate is De Facto Discrimination

HUD's decision to **ignore a disabled tenant's legally protected rights and dismiss an active discrimination case under a false procedural pretext constitutes systemic discrimination and government misconduct.**

If HUD refuses to act, it is in violation of its own mandate to enforce civil rights protections.

HUD's refusal to investigate also constitutes **constructive discrimination** under federal law.

If you do not immediately reverse this decision, I will be **filing an administrative complaint against HUD itself** and escalating this case **to the Office of Civil Rights and the DOJ IMMEDIATELY.**

5. Immediate Demand for Investigation and Injunctive Relief

Given the **ongoing discrimination and retaliation**, I am demanding the following immediate actions:

1. **Formal HUD Investigation:** My complaint must be accepted and fully investigated, including interviews with all parties involved.
2. **Emergency Injunction:** HUD must prevent further retaliatory eviction attempts and discrimination under the FHA including the upcoming second Eviction attempt under false pretenses set up fraudulently.
3. **Federal Referral:** If HUD claims it lacks jurisdiction, this case must be referred to **the Department of Justice for enforcement under federal civil rights laws IMMEDIATELY.**
4. **Official Response from HUD by the end of the day - 5pm EST:** I expect written confirmation that this complaint will proceed. A failure

to respond will result in **federal litigation against HUD for dereliction of duty.**

HUD's refusal to act on ongoing discrimination is a **direct violation of federal law** and constitutes **deliberate indifference to civil rights violations**. If corrective action is not taken immediately, I will pursue every legal remedy available, including seeking a **court order compelling HUD to perform its statutory obligations**.

This blatant failure underscores the deep corruption within HUD and its internal agencies, as they continue to fabricate false justifications to evade accountability. This fraudulent misconduct will not go unchallenged. I expect your immediate response before further and additional legal action is pursued.

I also noticed you had removed all the CCed and BCCed entities on the email thread - so I have taken the liberty to ensure they were re-added.

Sincerely,

John R. Fouts, MBA

2904 Sitka Dr. Apt. L29

Louisville, KY 40299

Phone: 502-956-0052 (text only - ADA)

Fax: 502-996-8246 (HIPAA Compliant)

Email: fouts.john@gmail.com

CC: DOJ Civil Rights Division, Office of the Inspector General, HUD Secretary, and Media Outlets

On Mon, Mar 17, 2025 at 1:18 PM RIV-IntakeBranch1-Inquiries <RIV-IntakeBranch1-Inquiries@hud.gov> wrote:

Dear JOHN FOUTS,

This email acknowledges receipt of your complaint.

Our office, the Office of Fair Housing and Equal Opportunity, administratively enforces the Fair Housing Act designed to afford all persons an equal opportunity to live in housing of their choice and to participate in HUD-assisted programs and activities without regard to **race, color, national origin, sex (including gender identity and sexual orientation), religion, familial status (families with children under 18) or disability**. For our office to assist you, the law requires your experiences to be connected to the above underlined protections. Meaning, you would have to explain to us what was said or done by the respondent to your complaint that is related to the above underlined protections under the Fair Housing Act.

The statute of limitations to file a housing discrimination complaint is one year from the date of the alleged violation for applicable federal fair housing laws. You indicated that the most recent discriminatory act occurred on 03/02/2023, and we received your complaint on 03/15/2025. Since the incident occurred more than one year ago, your complaint is not timely filed and cannot be

accepted. However, you may retain a private attorney and file a civil suit under the Fair Housing Act up to two years after the last discriminatory action.

Also, under the Fair Housing Act, a denial based on “familial status” means you were denied because you are a family with minor children, a person securing custody of a minor child, or a person who is pregnant. The Fair Housing Act, with some exceptions, prohibits discrimination in housing against families with children under 18. In addition to prohibiting an outright denial of housing to families with children, the Act also prevents housing providers from imposing any special requirements or conditions on tenants with custody of children. Based on the information you provided, this does not appear to apply to your situation.

Additionally, the Act makes it illegal to retaliate against, coerce, intimidate, threaten, or interfere with any person who has filed a previous Fair Housing Act complaint or aided or encouraged another in doing so. Fair Housing Act complaints are those in which the complainant alleges that because of his/her protected characteristics, the housing provider engaged in a discriminatory housing practice prohibited under the Act and discriminated against him/her. If you file a Fair Housing Act complaint and your landlord takes adverse action against you because you filed this type of complaint or because you assisted another person in filing this type of complaint, then such adverse action would be an illegal form of retaliation under the Fair Housing Act. Based on the information you provided, this does not appear to apply to your situation; therefore, our office does not have jurisdiction to accept your complaint for investigation.

Based upon the information provided, your concerns may be issues involving your rights under state law. HUD does not enforce state laws, nor can HUD provide legal representation. We recommend that you consult with legal aid or a private attorney to ascertain any right of action you may have under state or local laws. Legal Aid of Kentucky: <http://www.kyjustice.org>.

An additional resource for possible assistance would be a Fair Housing Initiative Partner serving the state of Kentucky:

Lexington Fair Housing Council, Inc.
207 E. Reynolds Rd. Suite 130
Lexington, KY 40517
(859) 971-8067

We hope this information is helpful to you. We can take no further action on your correspondence.

From: donotreply@hud.gov <donotreply@hud.gov>
Sent: Saturday, March 15, 2025 6:55 PM
To: Complaints Office 04 <ComplaintsOffice04@hud.gov>
Subject: HUD Fair Housing Complaint - JOHN FOUTS

Why do you believe you are being discriminated against?:

[Because of race](#)
[Because of color](#)
[Because of national origin \(including limited English proficiency\)](#)
[Because of disability](#)
[Because of sex \(this includes, but is not limited to, discrimination because of gender, actual or perceived gender identity or sexual orientation\)](#)
[Because of familial status \(this includes children under 18 years old or pregnancy\)](#)
[Retaliation, intimidation, or interference related to exercising a fair housing right \(such as filing a complaint\) or helping others to do so](#)

Who discriminated against you?:

First name: [ANDREW ZEH \(ATTORNEY\)](#)
Last name: [ZEH](#)
Relationship to you: (e.g. landlord, lender, real estate agent): [LANDLORD ATTORNEY](#)
Business name: [VIDA-MANAGEMENT, INC.](#)
Street address: [Maple Law PLLC 121 South Seventh Street, 4th Floor](#)
Apt or unit:
City: [LOUISVILLE](#)

State: [KY](#)
 Zip: [40202](#)
 Phone number 1: [\(502\) 585-3979](#)
 Phone number 2:
 Email Address: AndrewZeh.MapleLaw@gmail.com

Where did the alleged act of discrimination occur?:

Location (for example, name of residential rental or sales property, business, or bank): **HOME**
 Street address: [2904 SITKA DR.](#)
 Apt or unit: [L29](#)
 City: [LOUISVILLE](#)
 State: [KY](#)
 Zip: [40299](#)

When did the last act of discrimination occur?:

[03/02/2023](#)

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

[Yes](#)

What happened?:

Andrew Zeh, Counsel for Station J-Town, Lauren Stallings, and Teresa Ramon: Enabling Criminal Activity Andrew Zeh, acting as legal counsel for Station J-Town (New Chestnut Ridge Apartments LLC, a Vida-Management, Inc. property), Lauren Stallings, and Teresa Ramon, has knowingly and willfully supported illegal actions in violation of federal and state housing laws. Rather than upholding ethical legal standards, Zeh has actively aided and abetted criminal misconduct by facilitating unlawful eviction tactics, suppressing due process, and obstructing federally protected tenant rights. 1. Enabling Unlawful Eviction & Retaliatory Conduct Station J-Town and its management personnel have engaged in fraudulent eviction practices, including falsifying rent payment records, ignoring Kentucky landlord-tenant laws, and retaliating against me for asserting my federally protected housing rights. Despite knowing the eviction is unlawful, Zeh has continued to push forward procedurally defective filings without addressing the clear violations of the Fair Housing Act, ADA, Section 504, and VAWA protections. He has directly assisted in retaliatory actions against a disabled tenant, in clear violation of federal anti-retaliation protections under HUD regulations. 2. Obstruction of Justice & Suppression of Due Process Zeh has actively misrepresented facts in legal filings, knowing that Station J-Town accepted rent payments but falsely claimed nonpayment to justify an illegal eviction. He has participated in denying essential housing documentation, a due process violation, making it impossible to defend against the eviction. His legal maneuvering has obstructed enforcement of federal housing laws, ensuring that Station J-Town can proceed with unlawful displacement tactics unchecked. 3. Aiding & Abetting Housing Fraud and Discriminatory Practices Lauren Stallings and Teresa Ramon, under Zeh's legal advisement, have engaged in housing fraud by providing false statements regarding lease obligations, rent payments, and compliance with federal protections. Zeh has knowingly defended and protected these fraudulent practices, shielding Station J-Town from legal accountability while coercing the court system to act against a federally protected tenant. This constitutes willful complicity in criminal housing fraud, discrimination, and wrongful eviction practices, exposing him to potential legal liability under federal RICO statutes and civil rights violations. Immediate Demand for Accountability & Legal Action Given Zeh's deliberate and unethical actions, I am requesting: A formal investigation into Andrew Zeh's misconduct and his role in facilitating illegal eviction practices and housing fraud. Immediate legal consequences, including disbarment proceedings for his involvement in obstructing justice and suppressing federally protected tenant rights. Accountability measures against Station J-Town, Lauren Stallings, and Teresa Ramon, ensuring that their unlawful actions are fully prosecuted under federal housing law. An official injunction preventing any further eviction actions until all federal housing protections are properly enforced. Criminal referrals to the appropriate authorities for housing fraud, Fair Housing Act violations, and conspiracy to commit civil rights abuses. Andrew Zeh's intentional misconduct has directly contributed to my housing instability and legal hardship, and his actions cannot go unchallenged. Federal intervention is necessary to ensure justice, accountability, and the full protection of disabled tenant rights under the law.

Your name and contact information:

First name: JOHN

Last name: FOUTS

Phone number: 5029560052

Cell phone? false

Email address(s): FOUTS.JOHN@GMAIL.COM

Preferred contact: Email

Other:

Best Time To Call: Afternoon

Preferred language(s):

Your mailing address:

Street address: 2904 SITKA DR.

Apt or unit: L29

City: LOUISVILLE

State: KY

Zip: 40299

Second point of contact (optional)

First name:

Last name:

Phone number:

Email address:

Relationship to you (optional)

--

John R. Fouts, MBA



John Fouts <fouts.john@gmail.com>

2025-03-20 - FURTHER EVIDENCE OF OBSTRUCTION OF JUSTICE BY HUD - FEDERAL AGENCIES ARE OBLIGATED UNDER FEDERAL LAW TO INTERVENE - FORMAL REQUEST FOR THEM TO DO SO - 🚨 URGENT – Criminal Federal Obstruction of Justice & Retaliation by HUD 🚨 -- 2025-03-18 -- 🚨 MEDIA NOTICE: THE U.S. GOVERNMENT IS REFUSING TO ENFORCE FEDERAL LAW 🚨

1 message

John Fouts <fouts.john@gmail.com>


Thu, Mar 20, 2025 at 9:47 AM

To: RIV-IntakeBranch2-Inquiries <RIV-IntakeBranch2-Inquiries@hud.gov>

Cc: "Berrocal, James" <James.Berrocal@hud.gov>, RIV-IntakeBranch1-Inquiries <RIV-IntakeBranch1-Inquiries@hud.gov>, Office of Governor Beshear <governor.constituentservices@ky.gov>, Camille Robinson <crobinson@lmha1.org>, Elizabeth <strojan@lmha1.org>, "Bradley.Ingram@usdoj.gov" <BRADLEY.INGRAM@usdoj.gov>, criminal.division@usdoj.gov, CRIMINAL.FRAUD@usdoj.gov, crimintake.unit@fbi.gov, attorney.general@ky.gov, Kentucky Attorney General <5025642894@faxage.com>, attorney.general@usdoj.gov, Kentucky Attorney General Louisville Office <5024297129@faxage.com>, "USAKYW.webmaster@usdoj.gov" <USAKYW.webmaster@usdoj.gov>, USAKYW-CivilRights@usdoj.gov, "pam.bondi@usdoj.gov" <pam.bondi@usdoj.gov>, "usadc.webmaster@usdoj.gov" <usadc.webmaster@usdoj.gov>, askocr@ojp.usdoj.gov, crm.foia@usdoj.gov, inspector.general@usdoj.gov, public.integrity@usdoj.gov, acburden@fbi.gov, erics@fbi.gov, lvelasco@fbi.gov, jmaguire@fbi.gov, public.affairs@fbi.gov, legal.intake@aclu-ky.org, info@whistleblowers.org, wave-newsdesk@gray.tv, news@wdrb.com, newsdesk@thelouisvillechannel.com, newsrelease@wave3.com, news@kycir.org, news@wfpl.org, leo@leoweekly.com, investigations@propublica.org, investigations@aljazeera.net, tips@theintercept.com, investigations@nbcuni.com, tips@cnn.com, tips@politico.com, alyson_sincavage@judiciary-dem.senate.gov, aaron_reitz@cruz.senate.gov, andrew.schilling@usdoj.gov, contact@icij.org, ted_cruz@cruz.senate.gov, "Higdon, Jimmy (State Sen.) (LRC)" <Jimmy.Higdon@lrc.ky.gov>, Medicaid Waiver Help Desk - KY <1915cwaiverhelpdesk@ky.gov>

ATTORNEYS GENERAL COPIED - IT IS YOUR DUTY TO ENSURE THIS HAPPENS.

Attorney General's Duty & Legal Obligations

 **Under federal law, the Attorney General is REQUIRED to act when violations are evident.** The following legal mandates apply:

1. 42 U.S.C. § 3614 – Attorney General’s Authority to Enforce the Fair Housing Act

- The **U.S. Attorney General is legally required** to file a civil lawsuit if there is **a pattern or practice of discrimination or obstruction.**
- The fact that **HUD is obstructing fair housing enforcement and removing CC'd agencies** meets the threshold for federal intervention.

2. 18 U.S.C. § 242 – Deprivation of Rights Under Color of Law

- **DOJ and state attorneys general MUST investigate** when officials **deny federally protected rights.**
- **Failure to act = aiding and abetting civil rights violations.**

3. 18 U.S.C. § 1505 – Obstruction of Justice

- The **removal of CC'd parties and rerouting of complaints** shows a deliberate pattern of obstructing an active civil rights complaint.
- **The Attorney General must prosecute individuals involved in obstructing justice.**

4. The RICO Act (18 U.S.C. § 1962)

- **HUD, local agencies, and officials are working together to suppress civil rights complaints, constituting a racketeering conspiracy.**
- This **falls under the jurisdiction of both the U.S. Attorney General and the FBI.**

5. Whistleblower Protection Enhancement Act (WPEA, 5 U.S.C. § 2302(b)(8))



- **Retaliation against a whistleblower is ILLEGAL.**
- **The U.S. Attorney General is REQUIRED to investigate whistleblower retaliation claims - AND I EXPECT THEM TO DO SO INSTEAD OF INGORING / REFUSING WHILE I AM UNDER CONSTANT UNLAWFUL ATTACK AND HAVE REQUESTED WHISTLBLOWER PROTECTIONS MANY TIMES.**

State Attorneys General Responsibility

- **Kentucky Attorney General & Other AGs Copied:**
 - **Must enforce state and federal anti-corruption laws.**
 - **Failure to investigate means they are complicit.**
 - **Since state AGs are refusing to act, my case is further strengthened regarding conspiracy under RICO.**

URGENT ACTION REQUIRED FROM THE ATTORNEYS GENERAL

- ✓ Immediate criminal referral to the DOJ Public Integrity Section.
- ✓ Escalation of RICO, obstruction, and civil rights cases to the FBI and DHS.
- ✓ Formal investigation into HUD and FHEO misconduct.
- ✓ Public acknowledgment that federal and state AGs are investigating.

 **ATTORNEYS GENERAL COPIED – It is your duty to act NOW.** Failure to do so will be documented as complicity in these crimes. 

Subject: URGENT – Illegal Referral & Obstruction of Justice – HUD Fair Housing Complaint 823046

Dear **HUD Region IV, HUD Birmingham, and Louisville Metro Human Relations Commission,**

This response is to formally notify you that your **referral of my complaint to LMHRC is legally improper and constitutes obstruction of justice.**

1. HUD's Referral is Fraudulent & an Obstruction of Federal Law Enforcement

HUD **CANNOT** pass off a **federal** Fair Housing Act complaint to a **local** human relations commission that lacks enforcement power under federal law.

- **HUD Region IV (Atlanta) was the proper authority** to handle this case. Instead, it was improperly diverted to **Louisville** and then **Birmingham, which has NO jurisdiction.**
- **LMHRC has NO federal enforcement power** and cannot resolve claims under the Fair Housing Act, VAWA, ADA, Olmstead, Section 504, or any federally mandated civil rights laws.

This is a **clear attempt to obstruct justice** and **deny federal protections that HUD is legally obligated to uphold.**

2. This Case Must Be Referred Back to DOJ, FBI, & DHS for Investigation

HUD's **failure to properly process this complaint is now a federal crime** under **18 U.S.C. § 242 (Deprivation of Rights Under Color of Law)** and **18 U.S.C. § 1505 (Obstruction of Federal Investigations).**

As a result, you **must immediately escalate this matter to:**

- **DOJ Public Integrity Section** (for corruption and obstruction by HUD).
- **FBI Civil Rights Division** (for federal civil rights violations and Fair Housing Act non-enforcement).

- **DHS Office for Civil Rights & Civil Liberties** (for systemic discrimination and refusal to enforce housing protections).

3. HUD is Engaging in Retaliatory Suppression of Civil Rights Protections

By knowingly diverting my complaint to a **non-federal agency**, HUD is attempting to:

- **Suppress a federal investigation into housing discrimination & retaliation.**
- **Deny legally required disability accommodations.**
- **Obstruct my ability to secure federal whistleblower protections.**

This misconduct is **grounds for immediate federal intervention.**

ACTION DEMANDED IMMEDIATELY:

1. **My complaint must be returned to HUD's proper jurisdiction under federal law.**
2. **HUD must immediately escalate this to DOJ, FBI, and DHS as required under federal law.**
3. **An official written response confirming escalation must be provided.**
4. **All involved officials must be held accountable for obstruction.**

Failure to comply **will result in formal criminal complaints being filed against HUD, FHEO, and PIH officials for obstruction of justice and color of law violations.**

On Wed, Mar 19, 2025 at 7:34 AM RIV-IntakeBranch2-Inquiries <RIV-IntakeBranch2-Inquiries@hud.gov> wrote:

Dear John Fouts,

Please do not reply to this email.

This is to acknowledge receipt of your complaint. The complaint has been referred to the following agency for assessment and possible investigation:

Louisville Metro Human Relations Commission

745 W. Main Street

Suite 251

Louisville, Kentucky 40202

(502) 574-3631

Please follow up with the agency above for any questions regarding the status of the claim.

Sincerely,

U.S. Department of Housing and Urban Development

Region IV Office of Fair Housing and Equal Opportunity

From: John Fouts <fouts.john@gmail.com>

Sent: Tuesday, March 18, 2025 10:42 PM

To: Robey, Abby Deanna <Deanna.L.Robey@hud.gov>; Berrocal, James <James.Berrocal@hud.gov>

Cc: KSP Webmaster <ksp.webmaster@ky.gov>; Bradley.Ingram@usdoj.gov; usakye.civilrights@usdoj.gov; USAKYW.webmaster@usdoj.gov; USAKYW-CivilRights@usdoj.gov; tips@theintercept.com; crm.foia@usdoj.gov; criminal.division@usdoj.gov; askocr@usdoj.gov; inspector.general@usdoj.gov; usms.info@usdoj.gov; usadc.webmaster@usdoj.gov; A.C.Thompson@propublica.org; askocr@ojp.usdoj.gov; CRIMINAL.FRAUD@usdoj.gov; crimintake.unit@fbi.gov; info@whistleblowers.org; legal.intake@aclu-ky.org; investigations@aljazeera.net; tips@propublica.org; Demakos, Michael <Michael.Demakos@mail.house.gov>; jboel@wave3.com; UCR-NIBRS@fbi.gov; crt.correspondence@usdoj.gov; CRT@usdoj.gov; crt.complaints@usdoj.gov; Hotline, OIG <Hotline@hudoig.gov>; complaints@osc.gov; HHSTips@oig.hhs.gov; casework@paul.senate.gov; casework@mccconnell.senate.gov; oversightpress@mail.house.gov; 2025140293@faxage.com; michael.keough@usdoj.gov; chris.stephens@usdoj.gov; kevin.traskos@usdoj.gov; trent.mccotter@usdoj.gov; andrew.schilling@usdoj.gov; jmaguire@fbi.gov; erics@fbi.gov; lvelasco@fbi.gov; Office of Senator Ted Cruz(imailagent) <constituentservices@cruz.senate.gov>; constitutionalenforcement@usdoj.gov; foipaquestions@fbi.gov; info@aclu-ky.org; info@ndrn.org; info@laslou.org; Massey, Kamryn <Kamryn.Massey@louisvilleky.gov>; 5029376464@faxage.com; Clare_Slattey@grassley.senate.gov; Hannah_Akey@grassley.senate.gov; Tianna_Torreon@grassley.senate.gov; josh_sorbe@judiciary-dem.senate.gov; jack_budish@judiciary-dem.senate.gov; Jessica_Jensen@feinstein.senate.gov; rachel_bombach@feinstein.senate.gov; alexandra_golden@welch.senate.gov; susannah_savage@welch.senate.gov; dan_dudis@whitehouse.senate.gov; kimberly_hunt@klobuchar.senate.gov; cassie_fields@coons.senate.gov; benjamin_strand@hirono.senate.gov; christiane_cardoza@hirono.senate.gov; leah_hill@booker.senate.gov; alyson_sincavage@judiciary-dem.senate.gov;

david_mapp@judiciarydem.senate.gov; ted_cruz@cruz.senate.gov; acburden@fbi.gov; kbbuhts@fbi.gov; public.affairs@fbi.gov; kash@fbi.gov; wdpahealthcarefraud@fbi.gov; allen.litchfield@usdoj.gov; patientadvocacy@sfnlife.org; usms.webteam@usdoj.gov; USMS-ITD-SwAssetMgmt@usdoj.gov; tips@whistlebloweraid.org; tips@cnn.com; tips@nytimes.com; tips@politico.com; INFO@greaterlouisvilleinc.com; Senator Amy Klobuchar <2022282186@faxage.com>; Senator John Kennedy <2022280447@faxage.com>; Senator Thom Tillis <2022282563@faxage.com>; Senator Lindsey Graham <2022285143@faxage.com>; 2022280400@faxage.com; 2022246020@faxage.com; 4124324188@faxage.com; 5048163306@faxage.com; 9737923035@faxage.com; 4102776677@faxage.com; 3132265606@faxage.com; 2022543711@faxage.com; 2022249516@faxage.com; 2022250003@faxage.com; 2022262019@faxage.com; 2022254784@faxage.com; 2025141116@faxage.com; 2024859080@faxage.com; 2024859273@faxage.com; aloha@teamtulsi.com; pam.bondi@usdoj.gov; attorney.general@ky.gov; Kentucky Attorney General <5025642894@faxage.com>; attorney.general@usdoj.gov; Kentucky Attorney General Louisville Office <5024297129@faxage.com>; Dan.Carman.Attorney@gmail.com; leahtronel@tbij.com; info@theijf.org; info@ire.org; press@motherjones.com; tips@revealnews.org; ti@transparency.org; press@transparency.org; Brian.Rosenthal@nytimes.com; contact@icij.org; aaron.dickens@charter.com; Angi.Gonzalez@charter.com; Erin.Kelly@charter.com; maddie.gannon@charter.com; lara.trump.official@gmail.com; info@fec.gov; news@richmondfreepress.com; wave-newsdesk@gray.tv; news@wdrb.com; newsdesk@thelouisvillechannel.com; newsroom@nbc12.com; newsrelease@wave3.com; news@wfpl.org; whas11investigates@whas11.com; fbi.tips@fbi.gov; ODNI-Pre-Pub@odni.gov; arickert@lpm.org

Subject: <External Message> 🚨 URGENT – Criminal Federal Obstruction of Justice & Retaliation by HUD 🚨 --
2025-03-18 -- 🚨 MEDIA NOTICE: THE U.S. GOVERNMENT IS REFUSING TO ENFORCE FEDERAL LAW 🚨

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have concerns about the content of the email, please send it to phishing@hud.gov or click the Report Phishing Button on the Outlook ribbon or Phishing option within OWA.

🚨 URGENT – Criminal Federal Obstruction of Justice & Retaliation by HUD 🚨

Ms. Robey,

HUD is engaging in **ongoing federal obstruction of justice** by willfully refusing to enforce federal housing law, suppressing my legitimate complaint, and obstructing my access to legal recourse. This is a **direct violation of 18 U.S.C. § 1510 (Obstruction of Criminal Investigations)** and **18 U.S.C. § 242 (Deprivation of Rights Under Color of Law)**.

HUD's Criminal Obstruction of a Federal Investigation

- HUD has a **mandatory duty** to investigate Fair Housing complaints involving **disability discrimination, retaliation, and housing fraud**.
- HUD is **unlawfully delaying action, refusing to enforce federal law, and attempting to suppress my case**.
- **This is not an administrative failure—this is a willful and intentional act of obstruction under federal law.**

HUD's Obstruction of Justice and Violation of Federal Law

- **My eviction is not a state law issue—it is a federal crime.**
 - The eviction and related discrimination involve **violations of the Fair Housing Act (42 U.S.C. § 3601 et seq.), the Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act, the Violence Against Women Act (VAWA), the Olmstead Act, and Section 1915(c)**.
 - I am a **Mainstream Voucher recipient under the age of 65**, meaning additional **federal protections apply** under HUD regulations.
 - HUD employees, including you, Ms. Robey, and Mr. Berrocal, continue to act under Color of Law in willful defiance of federal law.
 - HUD's refusal to act is not just negligence—it is a willful act of criminal obstruction and collusion to cover up systemic civil rights violations. HUD employees are knowingly, violating federal law while operating under Color of Law. Their failure to act is a deliberate effort to suppress protected rights and shield those responsible for ongoing discrimination and fraud.
 - The continued suppression of my case is part of a pattern of institutionalized corruption in which HUD enables violations of the Fair Housing Act, ADA, VAWA, the Olmstead Act, Section 504, Section 1915c, and other federal protections by refusing to enforce federal law.
 - HUD's deliberate inaction directly contributes to ongoing harm against disabled individuals, ensuring that intentional discrimination continues unchecked.
- **HUD's refusal to investigate is not just negligence—it is a clear act of criminal obstruction and collusion to cover up civil rights violations.**

- **I have copied multiple agencies on this email, and I expect them to act.**

These include:

- **U.S. Department of Justice Civil Rights Division**
- **HUD Office of the Inspector General (OIG)**
- **Congressional Oversight Committees**
- **Federal watchdog organizations that monitor HUD enforcement failures**

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"HUD's Refusal to Act is Directly Leading to Retaliatory Eviction"

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- **HUD's failure to intervene has emboldened my housing provider (Louisville Metro Housing Authority - under the leadership of Elizabeth Strojan (Director) and Camille Robinson (Deputy Executive Director)) (LMHA) to retaliate against me for asserting my legal rights under federal law.**
- **Today, March 18, 2025, I received yet another retaliatory eviction notice, in direct violation of the Fair Housing Act (42 U.S.C. § 3617), which prohibits coercion, intimidation, threats, and interference against individuals exercising their housing rights. Not only this, but to illustrate this as retaliation - it came on the heels of me requesting , from Camille Robinson, also acting under color of law, a legally compliant housing voucher from LMHA. No legally compliant voucher has been received, yet I received another eviction notice and forcible detainer document (attached).**
- **This eviction is not a simple landlord-tenant dispute. It is a federal crime, directly resulting from HUD's refusal to enforce civil rights protections for disabled tenants.**

HUD's inaction is not only violating federal law—it is materially contributing to housing fraud, retaliation, and unlawful deprivation of rights under Color of Law. This obstruction has allowed my landlord and local housing authority (LMHA) to continue their unlawful practices unchecked. By failing to investigate, HUD has become an accessory to this ongoing scheme of discrimination and retaliation.

I am attaching today's eviction notice as further evidence of the consequences of HUD's willful refusal to act.

Formal Demand for Immediate Corrective Action

HUD must immediately:

- ✓ **Escalate my case to the Enforcement Branch for full investigation.**
- ✓ **Provide a written explanation for HUD's failure to enforce federal law and justification for its ongoing obstruction.**
- ✓ **Identify the HUD officials responsible for blocking this case from proceeding.**

HUD is Now Under Formal Complaint For Federal Review

HUD's continued refusal to act will result in the following:

- **A formal complaint to the U.S. Department of Justice Civil Rights Division against HUD personnel for obstruction.**
- **A report filed with the HUD Office of the Inspector General (OIG) for willful non-enforcement and misconduct.**
- **Escalation of HUD's inaction to Congress, the media, and federal oversight agencies to expose systemic corruption and abuse.**

This is **not a request**—this is a **demand for HUD to comply with federal law**. I expect an **immediate response** detailing **corrective action**.

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 **I Challenge the U.S. Government's Refusal to Protect Disabled Citizens Under Federal Law** 

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If you are a member of the press, I urge you to investigate and report on this **blatant refusal by multiple federal agencies and local and federal authorities to enforce federal law**.

This situation is an egregious and **deliberate act of criminal obstruction**, denying a **disabled citizen and his child** their **federally protected rights**.

Despite **overwhelming evidence and repeated demands for enforcement**, HUD, DOJ, LMHA (Louisville Metro Housing Authority) and other agencies have **knowingly refused** to uphold federal law. Their inaction is not negligence—it is **deliberate noncompliance and criminal complicity in civil rights violations, due process violations, and criminal organized corruption**.

I am **willing to provide interviews**, but **all communication must be in writing** due to my disabilities and for documentation purposes. I ask that **all recipients respect**

this requirement, as it is **critical** for my ability to function.

I have no legal assistance, no advocates, and practically no external support. What I do have—is extensive documentation, irrefutable evidence, my voice, and the truth.

- =====
- **This is not an isolated failure—it is a direct challenge to the U.S. Government’s refusal to protect disabled citizens under federal law.**
 - **If you are a journalist and wish to report on this, I am willing to provide interviews but require all communication in writing due to my disabilities.**
 - **Journalists and investigative reporters must expose this blatant criminal obstruction that spans across multiple federal and state agencies as well as into two circuits of the judiciary, and demand immediate accountability. Multiple federal agencies are engaging in deliberate, criminal, non-enforcement, allowing mass civil rights violations to go unchecked.**

The public must know that federal agencies are engaging in willful criminal obstruction, and those responsible must be held accountable!!

If you are aware of **law enforcement agencies or officials who are not complicit in this corruption**, I ask that you **connect me with the appropriate organization**. As a necessary **ADA accommodation** for my disabilities, all communication must be in writing.

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 **ATTACHMENTS: Full Criminal Referral Documents** 

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For full transparency, I am also **attaching the following**:

1. **The latest retaliatory eviction notice (March 18, 2025) - day after I again requested a legally compliant Mainstream Voucher (that I am entitled to and approved for) - No legally compliant voucher received - only Eviction and Forcible Detainer Notice.**
2. **Criminal referral regarding judicial corruption and obstruction of justice - this has occurred at this time in the Sixth and Ninth Circuits and at the District and Appellate level in both Circuits.**
3. **Criminal referral documenting local law enforcement’s refusal to process federal criminal complaints. The Jeffersontown Police Department, specifically, Sergeant Burns, Major Torray, and Officer Erie, all refuse to accept the criminal referrals completely obstructing justice.**
4. **Criminal referral documenting state law enforcement’s refusal to process federal criminal complaints. The Kentucky State Police refuse to identify**

the officer that was communicating with me via email - they refuse to provide any name... They also refuse to make a police report, and refuse to do anything associated with the reporting of these crimes.

- 5. Criminal referral for housing federal criminal activity.**
- 6. All of the above represent only a portion of a much larger criminal enterprise acting under the guise of color of law in violation of a large portion of the existing constitutional amendments and in violation of multiple laws. There are numerous civil, criminal, constitutional, and tort violations across a large number of agencies, entities, and individuals acting in their capacities.**

This is a DEMAND for action, not a request. I expect an immediate response detailing corrective action.

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ATTACHMENTS: Full Criminal Referral Documents



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For full transparency, I am **attaching the following:**



March 18, 2025 – Retaliatory Eviction Notice

- Issued the day after I requested a legally compliant Mainstream Voucher, which I am fully entitled to and approved for.**
- No legally compliant voucher received—only an eviction and Forcible Detainer Notice.**



Criminal Referral: Judicial Corruption & Obstruction of Justice-

- Federal courts (Sixth & Ninth Circuits) at the District and Appellate level are obstructing justice.**
- Judge Benjamin J. Beaton and Judge Regina S. Edwards (Sixth - Western KY Federal District Court)**
- Judge Aracelli Martinez-Olguin in the (N. District of CA Federal Court)**
- Ninth Circuit Court of Appeals - Refusing Writ of Mandamus**
- Sixth Circuit Court of Appeals - Refusing to take action regarding egregious violations of federal law.**
- Relevant Case Numbers (3:25-CV-00033-BJB-RSE, 25-5155, 25-5144, 3:24-09325-AMO)**
- Judges are knowingly violating federal law, due process, and civil rights protections.**

✓ Criminal Referral: Local Law Enforcement's Refusal to Process Federal Criminal Complaints

- **Jeffersontown Police Department—Specifically:**
 - **Sergeant Burns**
 - **Major Torray**
 - **Officer Erie**
- **All have refused to accept and process criminal referrals, thereby willfully obstructing justice.**

✓ Criminal Referral: State Law Enforcement's Refusal to Process Federal Criminal Complaints

- **Kentucky State Police (KSP) Refusal:**
 - **KSP refuses to identify the officer communicating with me via email—intentionally concealing identity.**
 - **KSP refuses to file a police report or take any action on reported crimes.**

✓ Criminal Referral: Housing Fraud & Federal Criminal Activity

- **HUD, Louisville Metro Housing Authority (LMHA), and associated entities are knowingly engaged in organized federal housing fraud, retaliation, and discrimination. Individuals involved in the housing portion of the criminal enterprise are detailed in the attached criminal referral document.**
- **Multiple federal protections—including Fair Housing, ADA, Olmstead, VAWA, and 504—are being willfully violated.**

CRIMINAL ENTERPRISE OPERATING UNDER COLOR OF LAW



This is not isolated misconduct—this is an expansive criminal enterprise involving state, federal, and judicial actors acting under the guise of law in violation of:

- ✓ **Multiple Constitutional Amendments**
- ✓ **Federal Civil Rights Laws**
- ✓ **Federal Criminal Statutes**
- ✓ **Tort Law**

This organized criminal obstruction is denying due process, suppressing evidence, obstructing federal investigations, and enabling ongoing retaliation against a disabled citizen and his child.



THIS IS A NATIONAL CRISIS OF SYSTEMIC GOVERNMENTAL CORRUPTION.



I demand **IMMEDIATE** action, full-scale intervention, and an investigation into **these willful and coordinated crimes.**

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Sincerely,

John R. Fouts, MBA
2904 Sitka Dr, Apt L29
Louisville, KY 40299

Email: fouts.john@gmail.com | PatientAdvocacy@sfnlife.org

Fax: 502.996.8246 (HIPAA Compliant)

Phone: 502.956.0052 (Text Only - ADA Accommodations)

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On Tue, Mar 18, 2025 at 2:55 PM Robey, Abby Deanna <Deanna.L.Robey@hud.gov> wrote:

Dear John Fouts,

Our office received numerous complaints (see attached) from you on March 15, 2025, regarding the same allegations that were assessed by Equal Opportunity Specialist (EOS), Intake Analyst, Jimmy Berrocal, in HUD Fair Housing Complaint 815159 / - Fouts, John v New Chestnut Ridge Apartments, LLC, et al..

I am EOS Berrocal's supervisor and have reviewed your case file. This review determined that your complaint was handled by EOS Berrocal in a manner which is consistent with our processes and policies. The complaint sent to you for signature through DocuSign on February 28, 2025, includes the relevant jurisdictional elements necessary to accept the case for investigation. Please be assured all the information you have provided is in your electronic case file and will be available for the assigned Investigator's review. When we receive your signed complaint, the Intake Branch will transfer your file to the Enforcement Branch for investigation. Your case will be assigned to an Investigator at that time. I've also attached the Intake Process Overview for you.

If we do not receive the signed complaint, the case will not be accepted for investigation; it will be closed, and no further action will be taken.

Regarding your pending eviction, your concerns may be issues involving your rights under state law. HUD does not enforce state laws, nor can HUD provide legal representation. We recommend that you consult with legal aid or a private attorney to ascertain any right of action you may have under state or local laws. Legal Aid of Kentucky: <http://www.kyjustice.org>.

Regards,

Abby Deanna Robey

Abby Deanna Robey

Intake Branch Chief

Region IV

U.S. Department of Housing & Urban Development

Office of Fair Housing and Equal Opportunity

Deanna.L.Robey@hud.gov



From: donotreply@hud.gov <donotreply@hud.gov>

Sent: Saturday, March 15, 2025 5:53 PM

To: Complaints Office 04 <ComplaintsOffice04@hud.gov>

Subject: HUD Fair Housing Complaint - John Fouts

Why do you believe you are being discriminated against?:

Because of race

Because of color

Because of disability

Because of sex (this includes, but is not limited to, discrimination because of gender, actual or perceived gender identity or sexual orientation)

Because of familial status (this includes children under 18 years old or pregnancy)

Retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint) or helping others to do so

Who discriminated against you?:

First name: HUD Region 4 – Office of Fair

Last name: James Berrocal (FHEO)

Relationship to you: (e.g. landlord, lender, real estate agent): Enforcer - Fed Housing Discrim

Business name: FHEO

Street address: Five Pts Plaza 40 Marietta NW St. 16th Floor

Apt or unit:

City: Atlanta

State: GA

Zip: 30303

Phone number 1: 4043315140

Phone number 2:

Email Address: james.berrocal@hud.gov

Where did the alleged act of discrimination occur?:

Location (for example, name of residential rental or sales property, business, or bank): Station J-town

Street address: 2904 Sitka Dr.

Apt or unit: L29

City: Louisville

State: KY

Zip: 40299

When did the last act of discrimination occur?:

03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Yes

What happened?:

Relationship: FHEO is supposed to investigate housing discrimination complaints and enforce the Fair Housing Act, but Berrocal has willfully ignored my case. ☐ Failure to Investigate My Fair Housing Discrimination Complaint and Miscategorization of my FORMAL LEGAL DISCRIMINATION COMPLAINT as a REQUEST NUMBER instead of a COMPLAINT. I filed multiple complaints regarding disability discrimination and retaliation, but Berrocal and FHEO failed to act. FHEO's refusal to investigate allowed my landlord to proceed with an illegal eviction against a

disabled tenant in violation of Fair Housing laws. ☒ Retaliation & Obstruction of Due Process I have made multiple attempts to get FHEO to enforce my rights, but they refuse to investigate. Berrocal has personally ignored my requests for intervention despite clear evidence of discrimination and housing violations. ☒ Negligence in Enforcing HUD's Own Policies FHEO's inaction is a direct violation of its mission to protect tenants from housing discrimination. Their refusal to act has allowed LMHA and my landlord to proceed with eviction despite federal housing protections. Relief Sought: ☐ A formal investigation into FHEO Region 4's failure to investigate fair housing complaints. ☒ Immediate federal intervention to stop the eviction process and protect my housing rights. ☒ Accountability measures against James Berrocal for failing to enforce the Fair Housing Act. ☒ Corrective action to ensure future complaints from disabled tenants are properly investigated.

Your name and contact information:

First name: John
Last name: Fouts
Phone number: 5029560052
Cell phone? false
Email address(s): fouts.john@gmail.com
Preferred contact: Email
Other:
Best Time To Call: Afternoon
Preferred language(s):

Your mailing address:

Street address: 2904 Sitka Dr.
Apt or unit: L29
City: Louisville
State: KY
Zip: 40299

Second point of contact (optional)

First name:
Last name:
Phone number:
Email address:

Relationship to you (optional)

--

!2025-03-10-JUDICIAL-MISCONDUCT-COMPLAINT-OVERSIGHT-REQUESTS-FOR-REMOVAL-AND-DISQUALIFICATION.pdf

Gmail - 2025-03-20 - FURTHER EVIDENCE OF OBSTRUCTION OF JUSTICE BY HUD - FEDERAL AGENCIES ARE OBLIGATED...

John R. Fouts, MBA

1112025-03-14-CRIMINAL -REFERRAL S-HOIJISING-RACKETEERING-NATIONAL -



John Fouts <fouts.john@gmail.com>

Re: FW: HUD Fair Housing Complaint - 822499 / - CP04-FOUTS, JOHN v VIDA-MANAGEMENT, INC.

1 message

John Fouts <fouts.john@gmail.com>

Mon, Mar 17, 2025 at 4:03 PM

To: RIV-IntakeBranch1-Inquiries <RIV-IntakeBranch1-Inquiries@hud.gov>

Cc: RIV-IntakeBranch1-Inquiries <RIV-IntakeBranch1-Inquiries@hud.gov>, Office of Governor Beshear <governor.constituentservices@ky.gov>, Camille Robinson <crobinson@lmha1.org>, Elizabeth <strojan@lmha1.org>, "Bradley.Ingram@usdoj.gov" <BRADLEY.INGRAM@usdoj.gov>, criminal.division@usdoj.gov, CRIMINAL.FRAUD@usdoj.gov, crimintake.unit@fbi.gov, attorney.general@ky.gov, Kentucky Attorney General <5025642894@faxage.com>, attorney.general@usdoj.gov, Kentucky Attorney General Louisville Office <5024297129@faxage.com>, USAKYW.webmaster@usdoj.gov, USAKYW-CivilRights@usdoj.gov, pam.bondi@usdoj.gov, usadc.webmaster@usdoj.gov, askocr@ojp.usdoj.gov, crm.foia@usdoj.gov, inspector.general@usdoj.gov, public.integrity@usdoj.gov, acburden@fbi.gov, erics@fbi.gov, lvelasco@fbi.gov, jmaguire@fbi.gov, public.affairs@fbi.gov, legal.intake@aclu-ky.org, info@whistleblowers.org, wave-newsdesk@gray.tv, news@wdrb.com, newsdesk@thelouisvillechannel.com, newsrelease@wave3.com, news@kycir.org, news@wfpl.org, leo@leoweekly.com, investigations@propublica.org, investigations@aljazeera.net, tips@theintercept.com, investigations@nbcuni.com, tips@cnn.com, tips@politico.com, alyson_sincavage@judiciary-dem.senate.gov, aaron_reitz@cruz.senate.gov, andrew.schilling@usdoj.gov, contact@icij.org, ted_cruz@cruz.senate.gov, "Higdon, Jimmy (State Sen.) (LRC)" <Jimmy.Higdon@lrc.ky.gov>, Medicaid Waiver Help Desk - KY <1915cwaiverhelpdesk@ky.gov>

Subject: Re: HUD Fair Housing Complaint – JOHN FOUTS (Ongoing Discrimination & Retaliation)

To Whom It May Concern,

I am responding to your March 17, 2025, letter in which you fraudulently claim that my complaint is untimely due to the one-year statute of limitations under the Fair Housing Act (FHA). **Your analysis is both legally and factually incorrect for the following reasons, and you, nor HUD, nor PIH, nor LMHA, nor Station J-Town nor individuals involved are going to get away with the criminal activity you continue to exhibit:**

1. The Discriminatory Acts Are Ongoing

The alleged discrimination and retaliation are **not** confined to a single act on March 2, 2023. Rather, they have been **continuous and ongoing (AS NOTED DIRECTLY ON THE FORMS I SUBMITTED - ON THE 903 FORMS)**, including **continued retaliatory eviction efforts, suppression/removal/stripping of federally protected tenant rights, and complete obstruction of due process** to this very day. Under well-established Fair Housing Act jurisprudence, **a continuing violation tolls the statute of limitations**, meaning the one-year limit does not apply as long as discrimination continues.

HUD's own regulations and legal precedent affirm that **ongoing acts of retaliation and discrimination reset the clock on the statute of limitations with each occurrence.**

Thus, your attempt to dismiss my complaint on timeliness grounds is not only legally flawed and completely fraudulent, but also a direct failure of HUD to enforce the very laws it is charged with upholding.

2. Retaliation for Exercising Housing Rights is Unlawful, and It is Ongoing

Under **42 U.S.C. § 3617**, it is illegal to "coerce, intimidate, threaten, or interfere with" any person who exercises their Fair Housing rights.

This includes **retaliatory eviction, intimidation, and denial of reasonable accommodations**, all of which I have documented in detail. Retaliation does not have a statute of limitations as long as it continues, and **I am still facing active retaliation as is my special needs disabled child. Clearly, HUD, is also acting in**

discriminatory fashion against us and retaliating us standing up for our federally protected rights.

HUD is knowingly abdicating its duty to prevent illegal retaliation under the FHA, exposing itself to litigation under the Administrative Procedure Act (APA) for failure to enforce civil rights laws.

3. HUD's Jurisdictional Analysis is Incorrect

Your response, again, fraudulently, suggests that my case does not fall under the Fair Housing Act's jurisdiction. **This is blatantly false.** My complaint clearly details violations of:

- **Disability Discrimination (42 U.S.C. § 3604(f))**
- **Retaliation for Exercising Fair Housing Rights (42 U.S.C. § 3617)**
- **Obstruction of Due Process & Denial of Tenant Rights (Section 504 of the Rehabilitation Act, the ADA, and HUD's own regulations)**

HUD has no legal basis to deny jurisdiction over this matter.

A refusal to investigate will be **documented as HUD's direct failure to enforce federal law**, and I will **escalate this to the DOJ and Office of the Inspector General** for further action.

4. HUD's Refusal to Investigate is De Facto Discrimination

HUD's decision to **ignore a disabled tenant's legally protected rights and dismiss an active discrimination case under a false procedural pretext constitutes systemic discrimination and government misconduct.**

If HUD refuses to act, it is in violation of its own mandate to enforce civil rights protections.

HUD's refusal to investigate also constitutes **constructive discrimination** under federal law.

If you do not immediately reverse this decision, I will be **filing an administrative complaint against HUD itself** and escalating this case **to the Office of Civil Rights and the DOJ IMMEDIATELY.**

5. Immediate Demand for Investigation and Injunctive Relief

Given the **ongoing discrimination and retaliation**, I am demanding the following immediate actions:

1. **Formal HUD Investigation:** My complaint must be accepted and fully investigated, including interviews with all parties involved.
2. **Emergency Injunction:** HUD must prevent further retaliatory eviction attempts and discrimination under the FHA including the upcoming second Eviction attempt under false pretenses set up fraudulently.
3. **Federal Referral:** If HUD claims it lacks jurisdiction, this case must be referred to **the Department of Justice for enforcement under federal civil rights laws IMMEDIATELY.**
4. **Official Response from HUD by the end of the day - 5pm EST:** I expect written confirmation that this complaint will proceed. A failure to respond will result in **federal litigation against HUD for dereliction of duty.**

HUD's refusal to act on ongoing discrimination is **a direct violation of federal law** and constitutes **deliberate indifference to civil rights violations**. If corrective action is not taken immediately, I will pursue every legal remedy available, including seeking a **court order compelling HUD to perform its statutory obligations.**

This blatant failure underscores the deep corruption within HUD and its internal agencies, as they continue to fabricate false justifications to evade accountability. This fraudulent misconduct will not go unchallenged. I expect your immediate response before further and additional legal action is pursued.

I also noticed you had removed all the CCed and BCCed entities on the email thread - so I have taken the liberty to ensure they were re-added.

Sincerely,
John R. Fouts, MBA
2904 Sitka Dr. Apt. L29
Louisville, KY 40299
Phone: 502-956-0052 (text only - ADA)

Fax: 502-996-8246 (HIPAA Compliant)
Email: fouts.john@gmail.com

CC: DOJ Civil Rights Division, Office of the Inspector General, HUD Secretary, and Media Outlets

On Mon, Mar 17, 2025 at 1:18 PM RIV-IntakeBranch1-Inquiries <RIV-IntakeBranch1-Inquiries@hud.gov> wrote:

Dear JOHN FOUTS,

This email acknowledges receipt of your complaint.

Our office, the Office of Fair Housing and Equal Opportunity, administratively enforces the Fair Housing Act designed to afford all persons an equal opportunity to live in housing of their choice and to participate in HUD-assisted programs and activities without regard to race, color, national origin, sex (including gender identity and sexual orientation), religion, familial status (families with children under 18) or disability. For our office to assist you, the law requires your experiences to be connected to the above underlined protections. Meaning, you would have to explain to us what was said or done by the respondent to your complaint that is related to the above underlined protections under the Fair Housing Act.

The statute of limitations to file a housing discrimination complaint is one year from the date of the alleged violation for applicable federal fair housing laws. You indicated that the most recent discriminatory act occurred on 03/02/2023, and we received your complaint on 03/15/2025. Since the incident occurred more than one year ago, your complaint is not timely filed and cannot be

accepted. However, you may retain a private attorney and file a civil suit under the Fair Housing Act up to two years after the last discriminatory action.

Also, under the Fair Housing Act, a denial based on "familial status" means you were denied because you are a family with minor children, a person securing custody of a minor child, or a person who is pregnant. The Fair Housing Act, with some exceptions, prohibits discrimination in housing against families with children under 18. In addition to prohibiting an outright denial of housing to families with children, the Act also prevents housing providers from imposing any special requirements or conditions on tenants with custody of children. Based on the information you provided, this does not appear to apply to your situation.

Additionally, the Act makes it illegal to retaliate against, coerce, intimidate, threaten, or interfere with any person who has filed a previous Fair Housing Act complaint or aided or encouraged another in doing so. Fair Housing Act complaints are those in which the complainant alleges that because of his/her protected characteristics, the housing provider engaged in a discriminatory housing practice prohibited under the Act and discriminated against him/her. If you file a Fair Housing Act complaint and your landlord takes adverse action against you because you filed this type of complaint or because you assisted another person in filing this type of complaint, then such adverse action would be an illegal form of retaliation under the Fair Housing Act. Based on the information you

provided, this does not appear to apply to your situation; therefore, our office does not have jurisdiction to accept your complaint for investigation.

Based upon the information provided, your concerns may be issues involving your rights under state law. HUD does not enforce state laws, nor can HUD provide legal representation. We recommend that you consult with legal aid or a private attorney to ascertain any right of action you may have under state or local laws. Legal Aid of Kentucky: <http://www.kyjustice.org>.

An additional resource for possible assistance would be a Fair Housing Initiative Partner serving the state of Kentucky:

Lexington Fair Housing Council, Inc.
207 E. Reynolds Rd. Suite 130
Lexington, KY 40517
(859) 971-8067

We hope this information is helpful to you. We can take no further action on your correspondence.

From: donotreply@hud.gov <donotreply@hud.gov>
Sent: Saturday, March 15, 2025 6:55 PM
To: Complaints Office 04 <ComplaintsOffice04@hud.gov>
Subject: HUD Fair Housing Complaint - JOHN FOUTS

Why do you believe you are being discriminated against?:

[Because of race](#)
[Because of color](#)
[Because of national origin \(including limited English proficiency\)](#)
[Because of disability](#)
[Because of sex \(this includes, but is not limited to, discrimination because of gender, actual or perceived gender identity or sexual orientation\)](#)
[Because of familial status \(this includes children under 18 years old or pregnancy\)](#)
[Retaliation, intimidation, or interference related to exercising a fair housing right \(such as filing a complaint\) or helping others to do so](#)

Who discriminated against you?:

First name: ANDREW ZEH (ATTORNEY)
Last name: ZEH
Relationship to you: (e.g. landlord, lender, real estate agent): LANDLORD ATTORNEY
Business name: VIDA-MANAGEMENT, INC.
Street address: Maple Law PLLC 121 South Seventh Street, 4th Floor
Apt or unit:
City: LOUISVILLE
State: KY
Zip: 40202
Phone number 1: (502) 585-3979
Phone number 2:
Email Address: AndrewZeh.MapleLaw@gmail.com

Where did the alleged act of discrimination occur?:

Location (for example, name of residential rental or sales property, business, or bank):HOME
Street address: 2904 SITKA DR.
Apt or unit: L29
City: LOUISVILLE
State: KY
Zip: 40299

When did the last act of discrimination occur?:

03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Yes

What happened?:

Andrew Zeh, Counsel for Station J-Town, Lauren Stallings, and Teresa Ramon: Enabling Criminal Activity Andrew Zeh, acting as legal counsel for Station J-Town (New Chestnut Ridge Apartments LLC, a Vida-Management, Inc. property), Lauren Stallings, and Teresa Ramon, has knowingly and willfully supported illegal actions in violation of federal and state housing laws. Rather than upholding ethical legal standards, Zeh has actively aided and abetted criminal misconduct by facilitating unlawful eviction tactics, suppressing due process, and obstructing federally protected tenant rights. 1. Enabling Unlawful Eviction & Retaliatory Conduct Station J-Town and its management personnel have engaged in fraudulent eviction practices, including falsifying rent payment records, ignoring Kentucky landlord-tenant laws, and retaliating against me for asserting my federally protected housing rights. Despite knowing the eviction is unlawful, Zeh has continued to push forward procedurally defective filings without addressing the clear violations of the Fair Housing Act, ADA, Section 504, and VAWA protections. He has directly assisted in retaliatory actions against a disabled tenant, in clear violation of federal anti-retaliation protections under HUD regulations. 2. Obstruction of Justice & Suppression of Due Process Zeh has actively misrepresented facts in legal filings, knowing that Station J-Town accepted rent payments but falsely claimed nonpayment to justify an illegal eviction. He has participated in denying essential housing documentation, a due process violation, making it impossible to defend against the eviction. His legal maneuvering has obstructed enforcement of federal housing laws, ensuring that Station J-Town can proceed with unlawful displacement tactics unchecked. 3. Aiding & Abetting Housing Fraud and Discriminatory Practices Lauren Stallings and Teresa Ramon, under Zeh's legal advisement, have engaged in housing fraud by providing false statements regarding lease obligations, rent payments, and compliance with federal protections. Zeh has knowingly defended and protected these fraudulent practices, shielding Station J-Town from legal accountability while coercing the court system to act against a federally protected tenant. This constitutes willful complicity in criminal housing fraud, discrimination, and wrongful eviction practices, exposing him to potential legal liability under federal RICO statutes and civil rights violations. Immediate Demand for Accountability & Legal Action Given Zeh's deliberate and unethical actions, I am requesting: A formal investigation into Andrew Zeh's misconduct and his role in facilitating illegal eviction practices and housing fraud. Immediate legal consequences, including disbarment proceedings for his involvement in obstructing justice and suppressing federally protected tenant rights. Accountability measures against Station J-Town, Lauren Stallings, and Teresa Ramon, ensuring that their unlawful actions are fully prosecuted under federal housing law. An official injunction preventing any further eviction actions until all federal housing protections are properly enforced. Criminal referrals to the appropriate authorities for housing

fraud, Fair Housing Act violations, and conspiracy to commit civil rights abuses. Andrew Zeh's intentional misconduct has directly contributed to my housing instability and legal hardship, and his actions cannot go unchallenged. Federal intervention is necessary to ensure justice, accountability, and the full protection of disabled tenant rights under the law.

Your name and contact information:**First name:** JOHN**Last name:** FOUTS**Phone number:** 5029560052**Cell phone?** false**Email address(s):** FOUTS.JOHN@GMAIL.COM**Preferred contact:** Email**Other:****Best Time To Call:** Afternoon**Preferred language(s):****Your mailing address:****Street address:** 2904 SITKA DR.**Apt or unit:** L29**City:** LOUISVILLE**State:** KY**Zip:** 40299**Second point of contact (optional)****First name:****Last name:****Phone number:****Email address:****Relationship to you (optional)**

--
John R. Fouts, MBA



John Fouts <fouts.john@gmail.com>

URGENT RETALIATION COMPLAINT – James Berrocal, FHEO Region 4 -- 2025-03-15

1 message

John Fouts <fouts.john@gmail.com>

Sat, Mar 15, 2025

To: FHEOAssistantSecretary@hud.gov, 2027081112@faxage.com, OGC@hud.gov, HUDOIGHOTLINE@hudoig.gov, SECRETARY@hud.gov
Cc: HOUSING@usdoj.gov, housing.complaints@usdoj.gov

Subject: URGENT RETALIATION COMPLAINT – James Berrocal, FHEO Region 4

To the Assistant Secretary for Fair Housing & Equal Opportunity,

I am filing a formal **retaliation complaint** against **James Berrocal (FHEO, Region 4)** for **obstructing my fair housing complaint and voiding my HUD Form 903 submission.**

Background:

I submitted a **legitimate Fair Housing discrimination complaint** against **Louisville Metro Housing Authority (LMHA), Station J-Town (New Chestnut Ridge Apartments LLC), and other entities** for violations of my federally protected rights under:

- **The Fair Housing Act (42 U.S.C. § 3601 et seq.)**
- **Section 504 of the Rehabilitation Act**
- **The Americans with Disabilities Act (ADA)**

Instead of processing my complaint properly, **James Berrocal deliberately miscategorized my complaint to weaken my legal claims.** I refused to sign an altered document that **did not reflect the actual nature of my case.**

Recent Retaliation & Obstruction of Due Process:

- On **March 15, 2025**, Berrocal **voided my HUD 903 complaint submission via DocuSign**, claiming that the **"envelope expired."**
- This is a **blatant act of retaliation** against me for **refusing to accept his earlier mischaracterization of my case.**
- This **denied me access to the fair housing complaint process**, violating HUD's own regulations under **24 CFR § 100.400(c)(5)** (prohibiting retaliation).



John Fouts <fouts.john@gmail.com>

Voided: Complete with DocuSign: Fouts 903 Signature Request.pdf

1 message

James Berrocal via DocuSign <dse_NA4@docuSign.net>

Sat, Mar 15, 2025 at 11:53 AM

Reply-To: James Berrocal <james.berrocal@hud.gov>

To: John Fouts <fouts.john@gmail.com>

James Berrocal voided Complete with DocuSign: Fouts 903 Signature Request.pdf.

James Berrocal
james.berrocal@hud.gov

Complete with DocuSign: Fouts 903 Signature Request.pdf has been voided for the following reason:
Envelope has expired.

Envelope ID
8107ca68-6193-4385-a136-91ca6b685348

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This email contains a secure link to DocuSign. Please do not share this email, link, or access code with others.

About DocuSign
Sign documents electronically in just minutes. It's safe, secure, and legally binding. Whether you're in an office, at home, on-the-go -- or even across the globe -- DocuSign provides a professional trusted solution for Digital Transaction Management™.

Questions about the Document?
If you need to modify the document or have questions about the details in the document, please reach out to the sender by emailing them directly.

Requested Actions:

1. Immediate Investigation into Berrocal's Misconduct:

- Why did Berrocal void my legally protected fair housing complaint?
- Why did he attempt to alter my original complaint to so dramatically and significantly weaken my claims unlawfully? -- I have attached my original complaint forms, criminal referral, large nationwide housing racketeering and fraud / false claims scheme involving multiple federal, state, and local organizations acting under the guise of federal programs under law and many individuals doing the same acting in their individual capacities.

2. Formal Processing of My HUD 903 Complaint:

- Ensure my complaint is filed **without manipulation or categorization errors.**
- Assign oversight **from the national HUD office, not Region 4.**

3. Disciplinary Action Against Berrocal for Retaliation & Obstruction:

- His actions have denied me access to due process under the Fair Housing Act.
- His failure to act has enabled my landlord and HUD Louisville to continue violating my rights.

4. Confirmation of HUD's Retaliation Policy & Protections for Complainants:

- I request written confirmation that **HUD enforces its retaliation policy** under **24 CFR § 100.400** to prevent further abuse.

I expect a **formal response within 3 business days** confirming that my complaint is being investigated. I am prepared to escalate this issue to **DOJ Civil Rights, the Senate Housing Com and federal oversight bodies**.

Sincerely,








John Fouts

• **Address:** 2904 Sitka Dr. Apt. L29, Louisville, KY 40299

• **Email:** fouts.john@gmail.com

• **Phone:** 502-956-0052

7 attachments

-  **2025-02-26-HUD-REQUEST-UPPER-LEVEL-LEADERSHIP-REVIEW-DI-7927 Housing Discrimination Claim Form.pdf**
658K
-  **2025-02-26-FHEO-Complaint-James-Berrocal-DI-7927 Housing Discrimination Claim Form.pdf**
580K
-  **2025-02-26-Nicole-A-Hayden-PIH-HUD-Complaint-DI-7927 Housing Discrimination Claim Form.pdf**
721K
-  **2025-02-26-Eric-Cobb-Louisville-HUD-Field-Office-Director-COMPLAINT-DI-7927 Housing Discrimination Claim Form.pdf**
641K
-  **2025-02-26-Washington-DC-PIH-and-HUD-Leadership-Complaint-DI-7927 Housing Discrimination Claim Form.pdf**
567K
-  **2025-02-26-Station-J-Town-New-Chestnut-Ridge-Apartments-LLC-Complaint-Form-DI-7927 Housing Discrimination Claim Form.pdf**
368K
-  **2025-02-26-Scott-Turner-COMPLAINT-HUD-PIH-LMHA-Egregious-Negligence-DI-7927 Housing Discrimination Claim Form.pdf**
367K